



63 North Fort Street, Leith, Edinburgh, EH6 4HJ

Beautifully Presented, One Bedroom, Ground-Floor, Main Door Flat.

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Property Description

Beautifully presented, one-bedroom, ground floor, main-door flat. Set in a traditional stone-built tenement, with three aspects, located in the sought-after Leith district, north of Edinburgh city centre.

Comprises an entrance vestibule, hall, living room/kitchen, a double bedroom and shower room.

The property was recently refurbished and redecorated to a high standard throughout. Features include a stylish bathroom suite and new kitchen, sash and casement windows, panelled doors, gas central heating, TV and telephone points and modern elegant décor. Externally, there is a shared garden to the side and rear, with ample unrestricted on-street parking to the front and in the surrounding areas.

Access is gained to the flat via the entrance vestibule and then the hall which has three storage cupboards that serves each room within. The bright and well-proportioned living room/kitchen has aspects to the side and rear of the property, features sanded floorboards, pendant lighting, a decorative fireplace, an open shelved press and two recessed windows which offer plentiful natural light and look out over the garden.

The kitchen is fitted with contemporary units, stone effect worktops, tiled splashbacks and a ceramic sink. Appliances include an integrated ceramic hob, electric oven and extractor hood, with a freestanding fridge/freezer and washing machine housed in the utility cupboard in the hall.

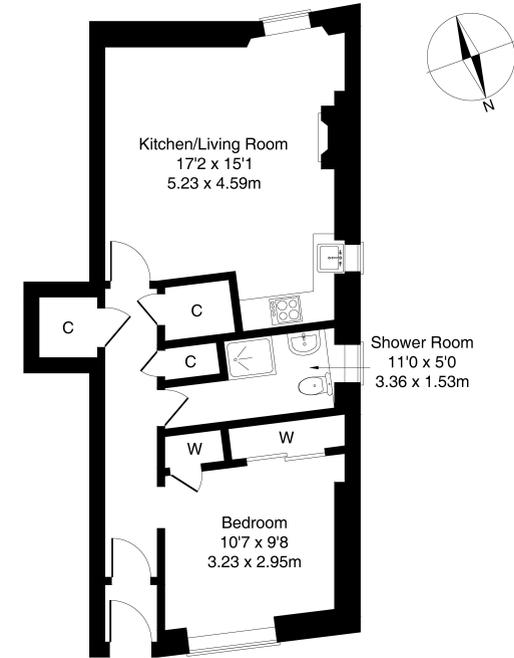
Set to the front, the double bedroom has a recessed window, two built-in wardrobes and space for freestanding bedroom furniture, whilst the stylish shower room is fitted with a modern two-piece suite with a rain-head mains shower set in a double-size cubicle.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Shore is a fashionable and vibrant location north of Edinburgh city centre, offering a blend of historic buildings and modern developments, and is well-served by the area's unrivalled selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive local shopping is available throughout Leith, with Great Junction Street and the foot of Leith Walk close by, with many supermarkets in close range. The area also benefits from weekly markets, where local food stalls and independent retailers are showcased. Ocean Terminal retail and

leisure complex offers a wide range of major high-street shopping outlets, a multi-screen cinema, a gym, spa, and a variety of restaurants. Walks and cycleways can be found along the Newhaven shore and the Water of Leith, whilst the extensive Leith Links park offers open green spaces. The area is well-served by transport links to the city centre and beyond, with the new tram extension into Newhaven expected to complete in 2023.





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