



MACWOOD



8/13 CONSTITUTION STREET,
EDINBURGH, EH6 7BT



WHAT YOU NEED TO KNOW



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Set in the heart of vibrant Leith, this is an impressive third-floor apartment in an exclusive development with a shared roof terrace. Minutes from bustling Leith Walk, Leith Links, and the cosmopolitan Shore and enjoying swift bus and tram access to the City Centre this is city living at its best.

From the welcoming hallway, you are led into a stunning open dining/living/kitchen flooded with natural light thanks to twin windows. The principal double bedroom across the hallway boasts a stylish design including a built-in wardrobe. Its chic en-suite shower room features a three-piece white suite. Adjacent is a sizeable second double bedroom featuring a matching interior to the principal. The internal accommodation is completed with a well-appointed bathroom finished in crisp whites and housing a chrome towel radiator, hidden cistern WC, bath with a wall-mounted shower, and washbasin built into vanity. With electric heating and double glazing, this is a warm and comfortable new-build home.

Externally, the property benefits from access to a wonderful shared roof terrace, a private garage, and residents' parking.



OUR EXPERT SAYS...

"Impressive Two-Bedroom Apartment with Shared Roof Terrace, Modern Design, and Convenient City Access."

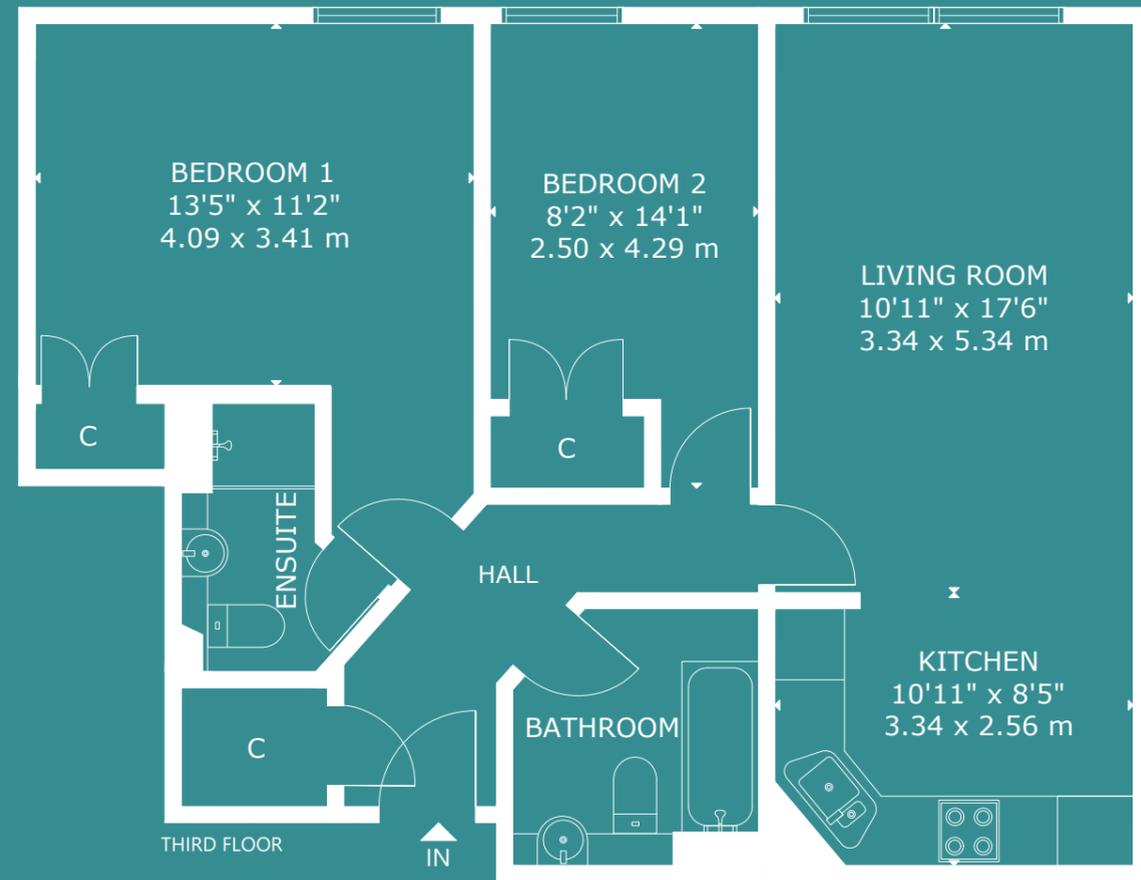
**- Ross MacDonald,
Director**



797 FT²



FLOORPLAN



LOCATION

Constitution Street lies at the heart of Edinburgh's historic Leith. Situated close to The Shore discover delicious eateries such as the Michelin-starred Martin Wishart, The Ship on The Shore, and Fishers as well as bustling bars including Teuchters Landing. Nearby Leith Walk also has an array of popular pubs and restaurants such as The Chop House and Woodland Creatures.

Leith Links and Leith Victoria Swim Centre are within walking distance whilst David Lloyd Health Club Newhaven featuring swimming pools, fitness classes, a state-of-the-art gym, and more is a short drive. Ocean Terminal with its well-known casual dining options is also easily accessible on foot or by car. Daily shopping needs are met by convenience stores on Constitution Street along with a large Tesco supermarket on Duke Street, an Aldi on Commercial Street, and a 24hr ASDA at Newhaven.

The property lies in the catchment for Leith Primary and Leith Academy with Edinburgh's private options such as Edinburgh Academy and Fettes College in easy reach. Regular buses and trams take you swiftly into the City Centre and onto Edinburgh International Airport. It is perfectly situated for the A1 and the City Bypass.



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**TO REGISTER YOUR
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