



22/2 Prince Regent Street, Edinburgh, EH6 4AS

Immaculately Presented, Two-Bedroom, Ground Floor Flat with Front Patio Garden

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Property Description

Immaculately presented, two-bedroom, ground-floor flat, forming part of a traditional stone-built tenement. Set on a quiet side street, located in the popular and vibrant Leith area, north of Edinburgh city centre.

Comprises an entrance hall, an open-plan living/dining room and kitchen, a utility cupboard, two double bedrooms, and a shower room.

Fully refurbished to an exemplary standard, and finished in light modern decor - ready-to-move-in.

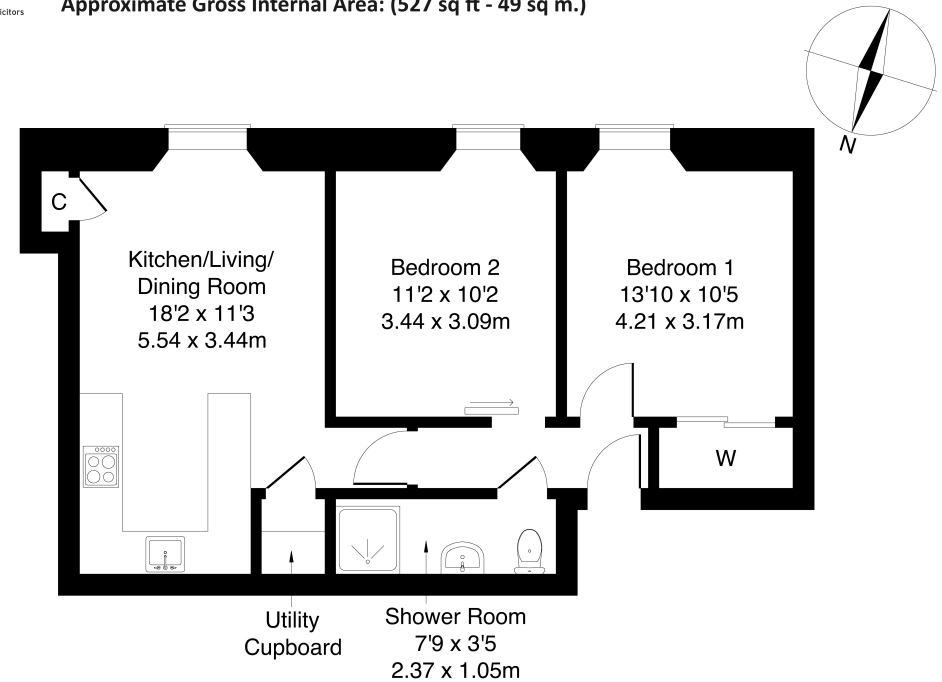
New finishes include a stylish kitchen with integrated appliances, updated electrics, rendered walls, and contemporary flooring. In addition, there are quality double-glazed sash and case windows, gas central heating, and modern light fittings.

Furthermore, there is a secured entry system, a large well-maintained shared green to the rear, and a private patio garden and ample zoned parking to the front.

A welcoming entrance hall affords access throughout the property, with wood effect flooring continuing into an open-plan living/dining room and kitchen. Finished with tasteful decor, the lounge offers space for dining and plentiful natural light with a southerly-facing aspect; and features a built-in cupboard and loft storage. Set to the rear, the stylish kitchen is fitted with modern units, stone effect worktops, a splashback surround and a sink with a drainer; with appliances including an integrated oven, an induction hob, a fridge/freezer, and a freestanding washing machine housed in the utility cupboard which also provides further storage space.

Two well-finished bedrooms are similarly sized, with light neutral decor, central light fittings and carpeted flooring, with bedroom one also featuring a large built-in wardrobe with a mirrored door and a mezzanine level above, providing superb storage provision. Completing the accommodation, a stylish shower room is set internally off the hall, fitted with a contemporary suite including a rainfall showerhead, marble-effect panelled splash walls, and a ladder-style radiator.

mov⁸ REAL ESTATE 22/2 Prince Regent Street, Edinburgh EH6 4AS
Estate Agents and Solicitors Approximate Gross Internal Area: (527 sq ft - 49 sq m.)



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

Area Description

Leith is a renowned and historic port area of Edinburgh, and a vibrant city location with a wealth of boutique shops, cafes, bars, eateries, specialist shops, and supermarkets located throughout. The nearby Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst Ocean Terminal, the Omni Centre, and the refurbished St James Quarter offer many high-street names, restaurants, gyms, and multi-screen cinemas. There are numerous public parks

and squares to be found within close proximity, including the expansive Leith Links and The Water of Leith Walkway. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, as well as the recent tram extension between Edinburgh Airport and Newhaven.





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