



## 14/4, Kirk Street, Edinburgh, EH6 5EY

Light & Beautifully Presented, Two-Bedroom Flat

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# Property Description

Light and beautifully-presented, two-bedroom, first-floor flat forming part of an impressive traditional stone-built tenement.

Located on a quiet side street in the vibrant Leith area, north of Edinburgh city centre.

Comprises an; entrance hallway, living room, dining room, kitchen, utility cupboard, two flexible bedrooms, and a bathroom.

This eclectic property combines a wealth of period features combined with contemporary decor and fittings. Features include tall ceilings, ornate cornice-work, sash and case windows with working shutters, feature fireplaces, and refurbished original wood flooring.

In addition, there is a quality kitchen with appliances, a stylish bathroom, central gas heating, and good storage spaces.

There is a secluded shared garden to the rear, with ample unrestricted parking to the front and surrounding streets.

A generous hall space features bespoke fitted shelving, a ceiling mounted drying pulley, the secured entry handset and ample spaces for outerwear. Southerly facing the front, the impressive lounge includes a marble fireplace with stove, decorative period cornice work, a press cupboard; and gives further access to the second bedroom, with a further period fireplace, and a mezzanine sleeping level.

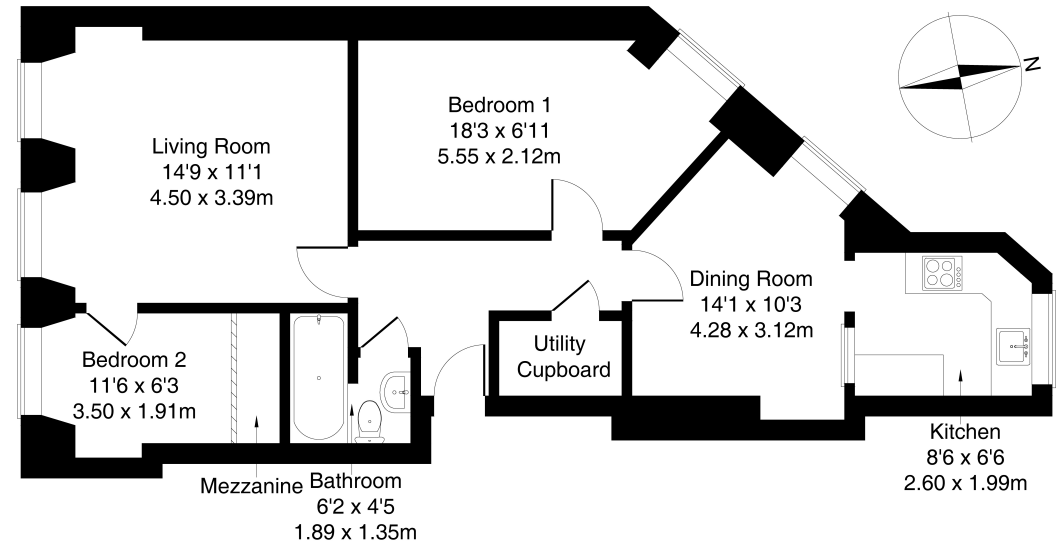
To the rear is a good-sized dining room featuring a period cast iron stove, hand-stencilled wall decoration, a SMEG fridge by negotiation and ample space for a dinner table.

Semi partitioned to the dining room, the kitchen has real wood worktops, a 'Belfast' style ceramic sink, and an integrated oven and gas hob with a canopy above. Set internally off the hall, is a utility and store cupboard, housing a washing machine.

Bedroom one has a rear-facing window and includes carpeted flooring, period cornice work and ample space for freestanding storage.

The bathroom is set internally and is fitted with a modern suite including a mains shower over the bath and tiled splashwalls

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Approximate Gross Internal Area: (753 sq ft - 70 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 Leith Links district is most famous for its open parklands, one of Edinburgh's larger green spaces, with other leisure opportunities including Seafeld Recreation Ground and Craightinny Golf Course. The fashionable Shore district can be found around a mile away, with its fine selection of Michelin-starred restaurants, and the Ocean Terminal retail complex a little further beyond offers a multi-screen cinema, gym, spa, and a wide choice of high-

retailers and restaurants. Leith Walk, Easter Road, and Great Junction Street all lie within around a mile's radius, offering a wealth of restaurants, cafés, bars, and supermarkets. There are frequent bus services in the area, as well as a number of primary schools, with secondary schooling at Leith Academy.









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