



## 2F2, 4 Hermitage Park, Leith, Edinburgh, City Of Edinburgh, EH6 8HB

Well-Presented and Spacious One-Bedroom, Second-Floor Flat

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# Property Description

Well-presented and spacious, one-bedroom, second-floor flat, forming part of an impressive traditional stone-built tenement. Located in the popular Leith area, north east of Edinburgh city centre.

Comprises an entrance hallway, living / dining room, kitchen, a double bedroom, and a bathroom.

This period property features tall ceilings, ornate cornice-work, extensive varnished hardwood flooring and wooden doors. Further features include a fitted kitchen, gas central heating, double glazing, and a period feature fireplace.

In addition, there is a secured entry system, a well-maintained shared garden, and unrestricted street parking to the front.

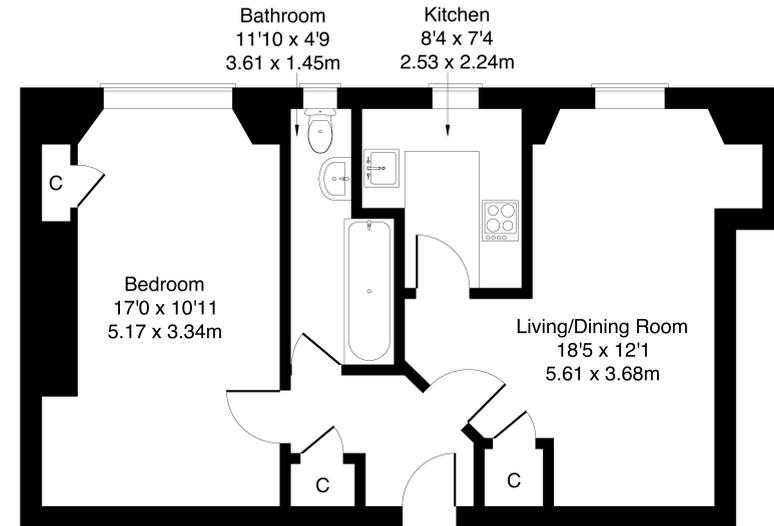
An entrance hallway provides access to all rooms throughout the property, leading through to the living/dining room, which is finished with light décor throughout and benefits from plenty of natural light, along with a built-in cupboard ideal for storage. The kitchen is set off the living room, adding convenience, and is finished with wood-effect countertops, a stainless steel sink with drainer, and an integrated oven and gas hob with canopy above, as well as space for two additional appliances.

The spacious bedroom matches the flooring found in the living room and features a fireplace, making this an ideal space for relaxation, along with a built-in cupboard. Completing the property is the bathroom, which is fitted with a three-piece suite, including a shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (603 sq ft - 43 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 vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide an array of high-street stores, eateries, gyms, and multi-screen cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith

Walkway all within easy reach. The area is popular with families, benefiting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.





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