



50/6 North Fort Street, Edinburgh, EH6 4HW

Bright, Triple-Aspect, Third-Floor Flat

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Property Description

Bright and tastefully-kept second-floor flat with triple aspect, good storage, and off-street parking, set near Ocean Terminal and the vibrant waterfront at Newhaven in Leith.

Comprises entrance hallway, living/dining room, fitted kitchen, two flexible bedrooms, and a fully tiled bathroom.

Highlights include a bright westerly-facing living space with open views, a modern fitted kitchen with appliances, and wood-effect and carpeted flooring.

Further features include a retro-style bathroom with a modern shower unit, wood-framed glazing, electric heating, and built-in storage throughout. In addition, there is a secure entry system and off-street residential parking located to the rear.

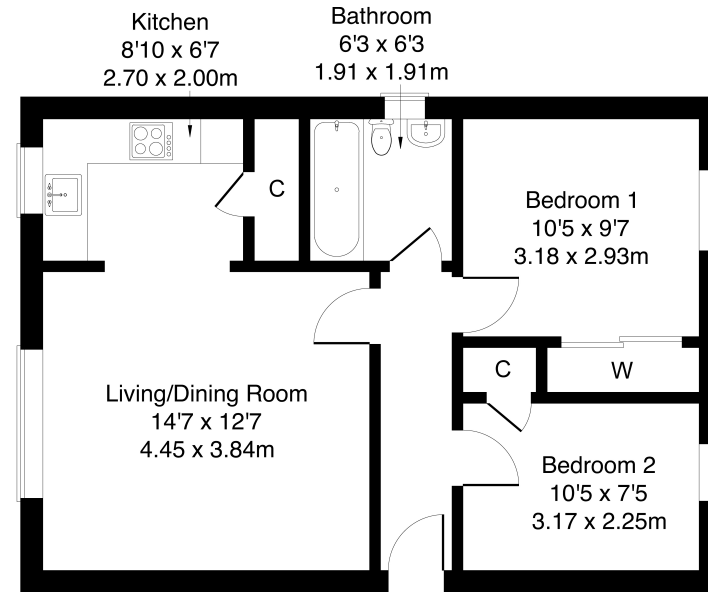
A welcoming hallway offers access throughout and features wood-effect flooring and a secure entry handset. Set to the front, a bright, westerly-facing lounge and dining room enjoys open views, carpeted flooring, and a pendant light. The kitchen, open to the lounge, is fitted with stone-effect worktops, tiled surround, a sink with drainer, and appliances including a washing machine, fridge/freezer, integrated oven, ceramic hob, and canopy.

To the rear, bedroom one includes a built-in wardrobe, carpeted flooring, and a pendant light. Bedroom two is also rear-facing and includes a built-in store cupboard and carpeted flooring. Completing this home, a fully tiled bathroom has a side-facing window and features a charming retro three-piece suite with a modern shower unit over the bath.



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Approximate Gross Internal Area: (581 sq ft - 54 sq m.)



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

Area Description

Located in the vibrant and historic port district of Leith, this area of Edinburgh offers an exceptional blend of culture, convenience, and character. Leith boasts an impressive selection of boutique shops, cafes, bars, and eateries, along with a variety of supermarkets and specialist stores. Just a short distance away, The Shore presents an eclectic mix of cosmopolitan bars, bistros, and Michelin-starred dining. Nearby lifestyle destinations such as Ocean Terminal, the Omni Centre, and the newly revitalised St James Quarter

provide a wealth of retail options, restaurants, gyms, and multi-screen cinemas. For outdoor leisure, residents can enjoy green spaces like Leith Links and the scenic Water of Leith Walkway. The area is well served by local primary schools and Leith Academy for secondary education. Excellent transport connections include major roads such as the A199 and A900, frequent bus services from Leith Walk, and the recently extended tram line linking Edinburgh Airport to Newhaven.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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