



1a Thomtree Street, Leith, Edinburgh, EH6 8PY

Stylish, Traditional, Two-Bedroom, Main-Door, Ground-Floor Flat

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Property Description

Stylish, two-bedroom, main-door, ground-floor flat, forming part of a traditional, stone-built tenement. Set on a cobbled, tree-lined street, in the popular Leith area, north-east of Edinburgh city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room and a family bathroom.

Beautifully appointed, tastefully modernised and prepared for the market, with light neutral decor throughout. Further features include contemporary flooring and lighting, double glazing, gas central heating (Worcester Bosch unit approx. 2yrs old.), fire doors, smoke and heat alarms and a security alarm.

EICR certificate, legionella certificate, gas certificate and PAT testing certificate issued in September 2023. The property offers an excellent investment opportunity or an ideal home in a popular location.

There are superb transport links, including the recent tram extension to Edinburgh Airport, and ample, zoned, on-street parking to the front and surrounding streets.

A welcoming hallway, with storage, leads into a well-proportioned, tastefully presented room on the right. Filled with natural light, from tall, twin windows and finished with light, neutral decor and modern, wood-effect flooring, generous dimensions provide space for both lounge and dining furniture and include a stylish, L-shaped kitchen. Wood-effect units and marble-effect worktops incorporate an integrated oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a washing machine.

Set to the opposite aspect, two double bedrooms continue the generous proportions and tasteful presentation of the living space. Both enjoy integrated wardrobe storage, with the master bedroom further benefiting from an en-suite shower room.

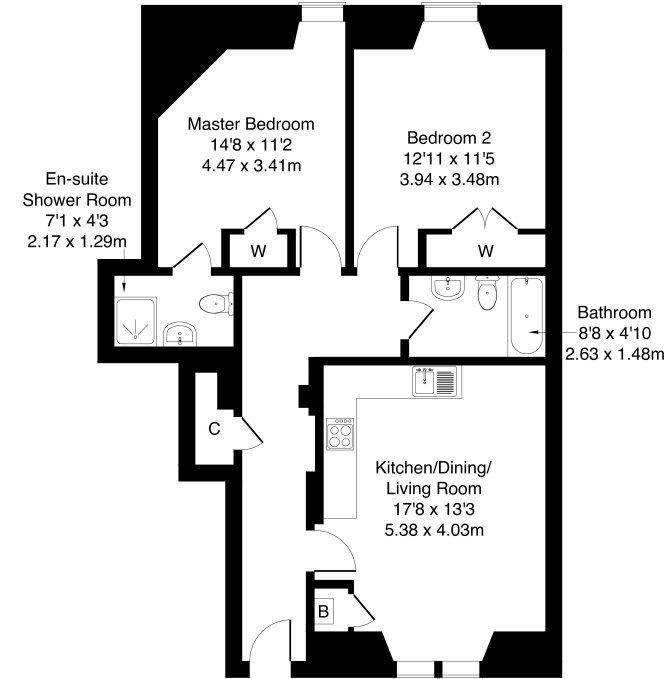
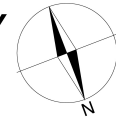
Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls and flooring.

A 360 Virtual Tour is available online.

Broadband Coverage: Current provider Now TV. Other providers may be available. Fibre: Standard, Superfast and Ultrafast

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Approximate Gross Internal Area: (764 sq ft - 71 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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