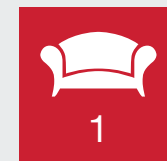




**Thorntons**   
The right way to move

4 (3F3)  
Edina Street

Leith, Edinburgh  
EH7 5PN





## Property Summary

Forming part of a traditional tenement building in cosmopolitan Leith, this third/top-floor flat is sure to appeal to a wealth of buyers and is immaculately presented in a true move-in condition, with stylish, contemporary interiors and tasteful décor. The two-bedroom property is situated just off Easter Road and is ideally located for easy access to Leith's excellent amenities, whilst the heart of the city is just over a mile away. Nearby amenities include a wealth of shops, such as speciality stores well-known retailers, and supermarkets, state and private schools (the catchment primary and secondary schools are within walking distance), transport links, and open spaces.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Third/top-floor flat in Leith
- Beautifully presented, contemporary interiors
- Recent building repairs including roof, chimneys, and external masonry
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Generous, south-facing living/dining room with large cupboard
- Stylish, modern kitchen
- Two double bedrooms
- Bathroom with rainfall shower-over-bath
- Access to a shared garden
- Controlled on-street parking (Zone N1)
- Gas central heating and double glazing



“Generous, south-facing living/  
dining room with large cupboard  
and a stylish, modern kitchen”







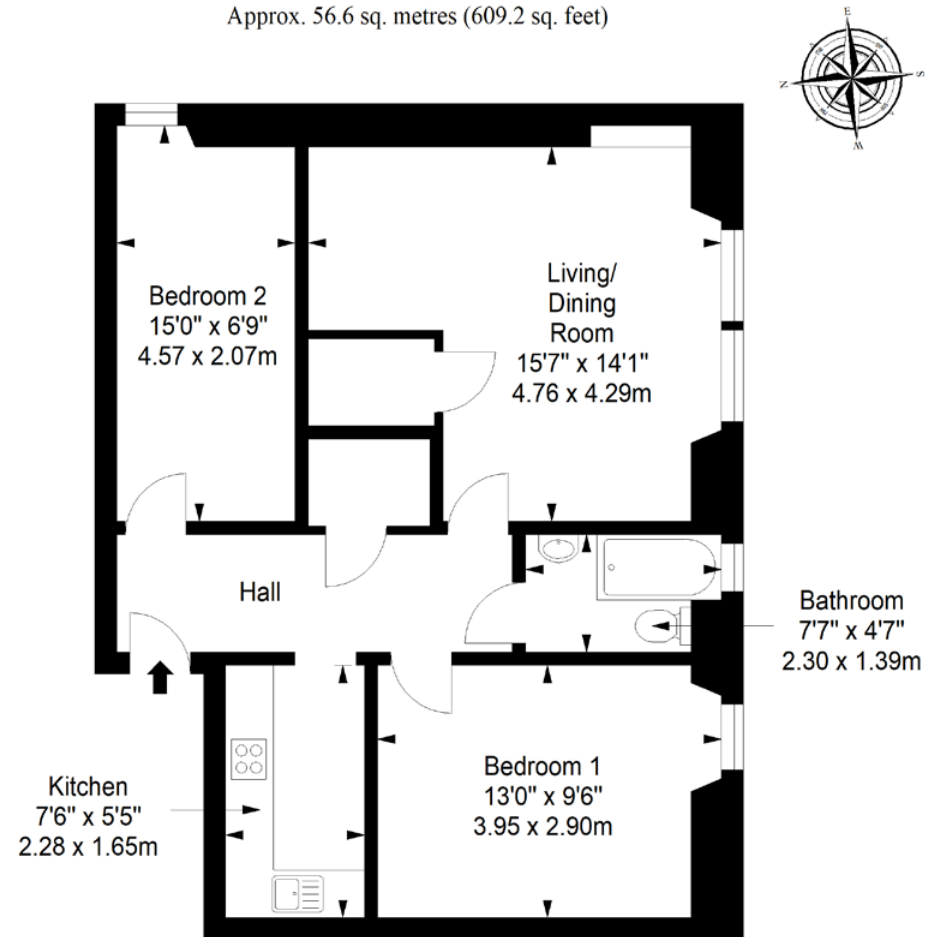
“Two double bedrooms, a  
bathroom with rainfall  
shower-over-bath and  
access to a shared garden”



# Floorplan

## Third Floor

Approx. 56.6 sq. metres (609.2 sq. feet)



Total area: approx. 56.6 sq. metres (609.2 sq. feet)



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