



**285/3 Leith Walk, Edinburgh, EH6 8PD**

Immaculately Presented, Two-Bedroom, First-Floor Flat

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# Property Description

Fresh, modern, and immaculately presented, two-bedroom, first-floor flat, forming part of a traditional stone-built tenement.

Located in the vibrant Leith Walk area, northeast of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, a utility cupboard, and a shower room.

A highly impressive property refurbished throughout, blending period elegance with contemporary design, featuring quality fittings and modern decor.

Highlights include a stylish kitchen with integrated appliances, a sleek shower suite, extensive modern wood flooring, ornate period cornice work and tall ceilings. In addition, there is good storage, modern radiators, fitted window blinds, gas central heating, double glazing and a secured entry system.

Furthermore, there are shared gardens to the rear, a well-kept communal stairway, and zone street parking.

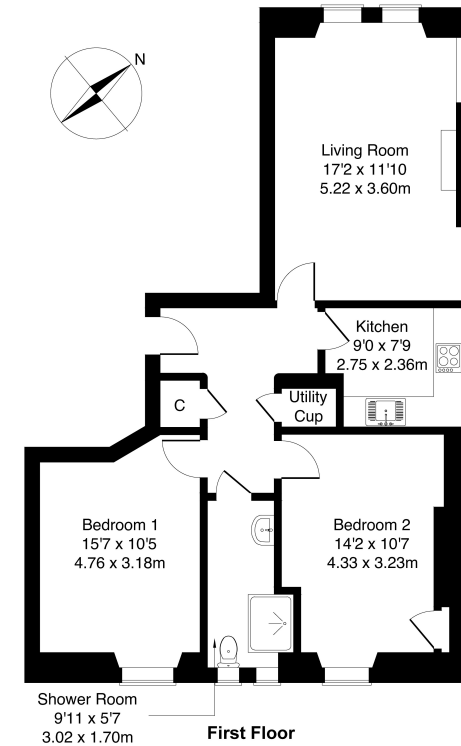
A welcoming hall affords access throughout the property and features two convenient store cupboards. Set to the front, a spacious living room boasts high ceilings, ornate cornices, a feature fireplace, and ample dining space if desired, blending traditional charm and modern living. A stylish integrated kitchen is fitted with modern units and worktops, downlights, an induction hob, a fridge/freezer, and a dishwasher; with a freestanding washing machine housed in the utility cupboard, off the hall.

Two well-finished double bedrooms overlook the shared rear garden, one with carpeting, a wall mount TV point, and period cornice work; and the other is currently used as a dining room, featuring contemporary wood flooring and light decor. Completing the accommodation, a sleek shower room features a modern suite, a rainfall shower, and a ladder-style radiator.



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Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



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

# Area Description

Situated on vibrant Leith Walk, this property enjoys an enviable location with excellent amenities and transport links. The area is known for its eclectic mix of cafes, bars, restaurants, and independent shops, while nearby St James Quarter and Omni Centre offer further retail and entertainment options.

Leith Links and Pilrig Park provide green spaces for outdoor activities. Regular bus and tram services ensure quick access to the city centre, Waverley Station, and Edinburgh Airport. Combining urban convenience with a thriving community feel, Leith Walk remains one of Edinburgh's most desirable locations.







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