



36/5, Lome Street, Leith, Edinburgh, EH6 8QP

Light & Beautifully Presented, Two-Bedroom, Third (top) Floor Flat

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Property Description

Light and beautifully presented, two-bedroom, dual-aspect flat set on the third (top) floor of a modern apartment block with secure parking. The property is situated on a residential side street in a vibrant area of Leith, to the north of Edinburgh city centre.

Comprises: an entrance hall, living/dining room, kitchen, two double bedrooms, and a bathroom.

Highlights include a fitted kitchen with appliances, a modern bathroom suite, and good integral storage space including in both bedrooms and in the attic. In addition, there is double glazing, gas central heating, and a secure entry system. The development also includes a secure residents' car park, a shared bicycle store, and well-tended communal grounds.

The entrance hall serves each room within the flat and has wood-effect flooring, a generous storage cupboard, and the entry phone handset. To the front of the property, with a sunny south-aspect providing plenty of natural light, the well proportioned living/dining room features wood-effect laminate flooring, coving, and offers ample room for freestanding lounge and dining furniture.

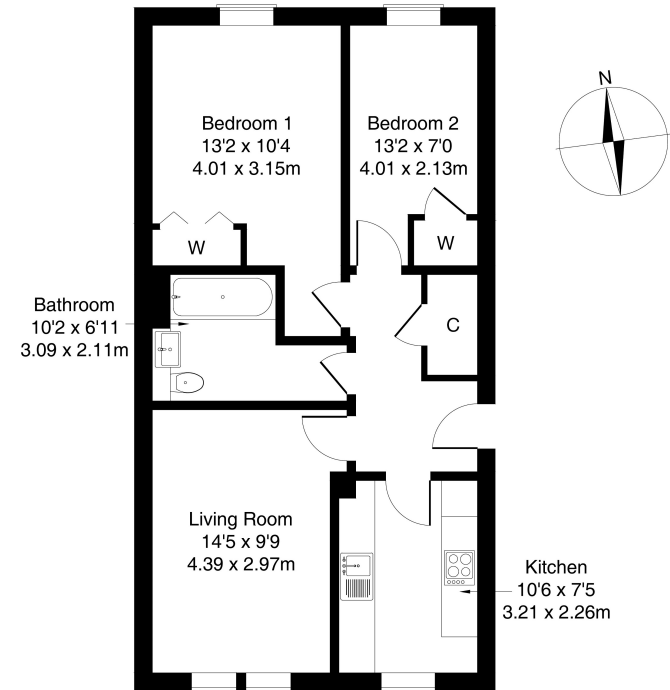
The well appointed kitchen is fitted with contemporary units with wood-effect worktops and a stainless steel sink, with appliances including an integrated gas hob and extractor hood above, an electric oven, dishwasher, and a freestanding fridge/freezer and washer/dryer.

Spacious bedroom one features a large built-in wardrobe and laminate flooring, whilst the second double bedroom is likewise set to the rear of the property, includes built-in storage, and may be used flexibly as a guest bedroom or office. Set internally off the hall, the stylish bathroom is fitted with a modern three-piece suite with a mains rainfall showerhead over the bath, tiled flooring and splash walls, and a feature chrome radiator.

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Approximate Gross Internal Area: (635 sq ft - 59 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 is 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, with the new tram extension expected to complete in 2023.





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