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36/6, Thomtree Street, Edinburgh, EH6 8PU

Beautifully Presented, One-Bedroom, Second-Floor Flat

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Property Description

Beautifully presented one-bedroom second-floor flat, conveniently located north of Edinburgh City Centre. Ideally located in the popular Leith area.

Comprises an entrance hallway, a living/dining area, a kitchen, a double bedroom, and a bathroom.

Highlights include wood-effect flooring, multiple storage spaces and a modern three-piece bathroom suite. In addition, there is gas central heating, double glazing and private parking.

Externally, the property benefits from multiple storage sheds suitable for garden tools, bikes, and other household items.

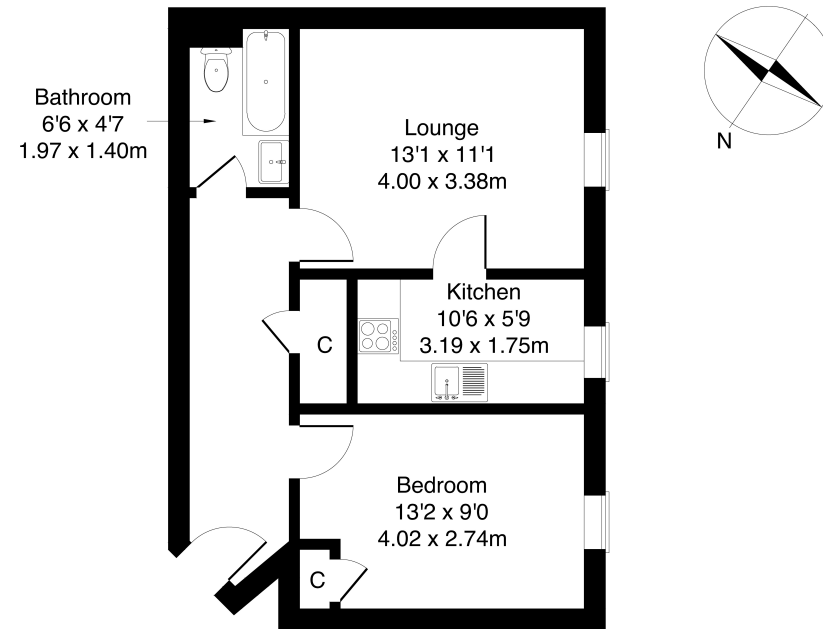
A welcoming entrance hall provides access to all rooms throughout this well-presented property. The spacious open-plan living/dining area features stylish wood-effect flooring, casement windows that allow for plenty of natural light, and a central ceiling light, creating a bright and comfortable living space. The fitted kitchen is both functional and attractive, offering stone-effect worktops, a tiled splashback surround, wood-effect flooring, and a sink with a drainer. Integrated appliances include a gas hob, oven, washing machine, and fridge/freezer, ideal for modern living.

The generous double bedroom is carpeted for warmth and comfort and benefits from a built-in storage cupboard, offering ample space for wardrobes and additional furnishings. It provides a peaceful retreat, perfect for relaxing at the end of the day. Completing the property is a well-appointed three-piece bathroom, featuring a tiled splashback surround and a shower-over-bath setup.



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Approximate Gross Internal Area: (474 sq ft - 44 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 vibrant and historic port district of Edinburgh, celebrated for its rich maritime heritage and dynamic urban charm. The area offers an eclectic mix of independent boutiques, artisan cafés, lively bars, popular restaurants, and convenient supermarkets, creating a thriving local community. The nearby Shore is a particular highlight, renowned for its cosmopolitan atmosphere and excellent dining options, including a selection of stylish bistros, trendy bars, and award-winning Michelin-starred restaurants. For a broader retail and leisure experience, residents enjoy easy access to Ocean Terminal, the Omni Centre, and the newly redeveloped St James Quarter—each offering high-street

shopping, restaurants, gyms, and multi-screen cinemas. Leith is also rich in green spaces, with Leith Links, Pilrig Park, and the tranquil Water of Leith Walkway all close by, providing ideal spots for recreation and relaxation. The area is popular with families and professionals alike, supported by a range of local primary schools and Leith Academy for secondary education. Excellent transport connections include frequent bus services along Leith Walk, the new tram line linking Newhaven to Edinburgh Airport, and convenient road access via the A199 and A900, making Leith an exceptionally well-connected and desirable place to live.





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