



**36/2, Buchanan Street, Edinburgh, EH6 8RE**

Tastefully Presented One-Bedroom, Ground-Floor Flat

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# Property Description

Tastefully presented, one-bedroom, ground-floor flat, forming part of the traditional stone-built tenement. Conveniently located in the popular Leith area, north of Edinburgh city centre.

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

Highlights include modern gas central heating, double-glazed sash and case windows, and a bright bathroom. With tall ceilings and flexible room sizes, a fitted kitchen with appliances, and continuous modern flooring.

Externally, there is a shared garden to the rear, a secured entry system, and zoned street parking to the front.

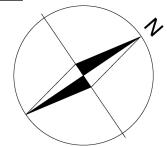
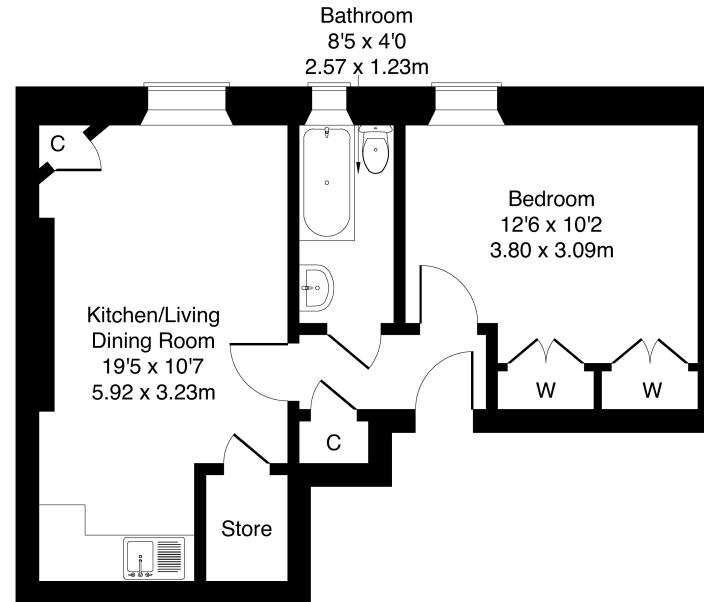
A welcoming entrance leads you into the property, providing access to all rooms and allowing for seamless, functional living throughout. The open-plan living, dining, and kitchen area is finished with light, tasteful décor, features a wall-mounted TV point, and benefits from contemporary flooring that flows consistently throughout the space.

The kitchen has a modern feel, complete with granite-effect worktops with matching upstands, a sink with drainer, and appliances including a cooker with electric hob, washing machine, and fridge/freezer, while also benefiting from a storage space just off the kitchen. The bedroom continues the same contemporary flooring from the hallway and benefits from two large built-in cupboards, ideal for storage. Completing this beautiful home is the bathroom, which comprises a three-piece suite with a shower over the bath.



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Approximate Gross Internal Area: (431 sq ft - 40 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, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide an array of high-street stores, eateries, gyms, and multi-

cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. The area is popular with families, benefiting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.





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