



72 Constitution Street  
Leith, Edinburgh  
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## Property Summary

This generous two-bedroom main-door flat enjoys one of the capital's most vibrant locations, set along historic Constitution Street, a stone's throw from Leith Links and The Shore's waterside bars and eateries. Set on the lower ground floor of a handsome period tenement, with a private seating patio, private cellar storage, and tastefully minimalist interiors, the desirable city residence also includes a multi-purpose box room, a four-piece bathroom, and an impressive open-plan kitchen and reception room with a study. For travel across the city and to the airport, day/night buses and tram links are handily located on the doorstep, while nearby major road links allow swift travel further afield.

A comfortably carpeted entrance hall (with storage) welcomes you inside with steps leading down to the social heart of the home – a living space with a unique barrel-vaulted ceiling that extends the full depth of the property. Here, a carpeted sitting area and study alcove sit beside a kitchen with a seated dining area, both featuring practical oak-inspired flooring.



## Features

- Fantastic city location
- Easily adaptable neutral décor
- Spacious lower-ground main-door flat
- Entrance hall with storage
- Characterful and spacious open-plan living room/study/dining kitchen
- Two good-sized bedrooms (one rear-facing with storage)
- Versatile box room
- Bathroom with bath and deluxe shower
- Front patio with private access to the storage cellar at the front of the house
- Controlled on-street parking (Zone N8)
- Gas central heating and double glazing





“Spacious lower-ground main-door flat in a fantastic city location with easily adaptable neutral décor”







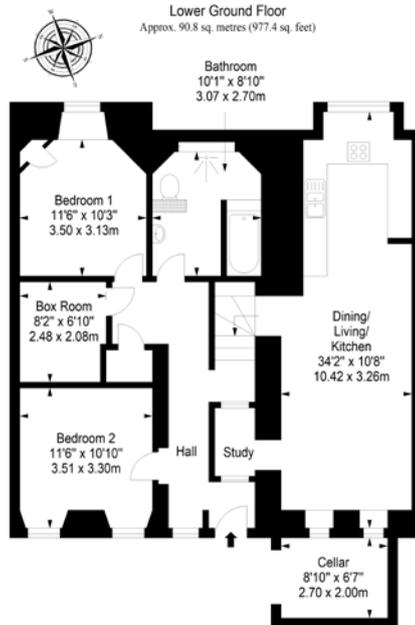
The kitchen's crisp white cabinets are paired with generous workspace and chic subway tilework. Provided appliances comprise an integrated fridge, freezer, wine fridge, oven, and induction hob with a statement chimney-style hood and an under-counter washing machine. Also found within the property are two double bedrooms and a box room., One bedroom is carpeted and the other, the main bedroom, benefits from oak-style flooring, built-in storage, and a peaceful rear-facing position. The box room is perfect for extra storage, a second study, a dressing room, or an occasional guest bedroom. Finally, completing the accommodation on offer is a deluxe bathroom replete with a hidden-cistern WC, a wall-hung basin and vanity unit, a towel radiator, a bath, and an open rainfall shower. The property features gas central heating and full double glazing. Outside, the front patio provides an outdoor seating area with sole access to a useful storage cellar. On-street parking falls under Controlled Zone N8.



## Leith

Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the fashionable Shore: a highly sought-after waterfront with an array of pubs and award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces as well, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. The area also benefits from a wealth of retail outlets and it is within easy reach of the St James Quarter, which is home to a fantastic selection of high-street favourites, designer stores, and entertainment facilities. Leith is also home to Ocean Terminal shopping centre, which hosts additional stores, family restaurants, a 24-hour gym, and a multiplex cinema. For further shopping and cultural facilities, Edinburgh city centre is easily accessible via a tram link along Constitution Street, providing the area with a direct commute through the city centre to Edinburgh International Airport. Also, there are fantastic bus services both day and night, and there is also a direct bus link to the airport. In addition, the school catchment area covers early years, primary, and secondary education.

# Floorplan



Total area: approx. 90.8 sq. metres (977.4 sq. feet)

EPC Rating - C | Council tax band - B | Home report Value - £330,000

## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

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