



3/1 Crown Street
LEITH | EDINBURGH | EH6 8LU


warners
solicitors & estate agents



3/1 Crown Street, Leith

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Rarely available three bedroom ground floor flat offering spacious and flexible accommodation, set in a quiet cul-de-sac just off Leith Walk.

This superb sized flat is located only a short distance from excellent local amenities and the tram and bus services running on Leith Walk. Although now requiring modernisation, the property has lots of potential and would be ideal as a private home or investment purchase. The accommodation comprises a sunny, south-facing living room, kitchen fitted with a range of units, plus two store cupboards, three bedrooms, modern bathroom with electric shower, and separate WC facility. Great storage is provided by a boxroom lying off the entrance hallway.

- Living room
- Kitchen
- Three bedrooms
- Bathroom with electric shower
- Hallway with storage boxroom
- WC
- Security entryphone system
- Communal garden
- Residents car park

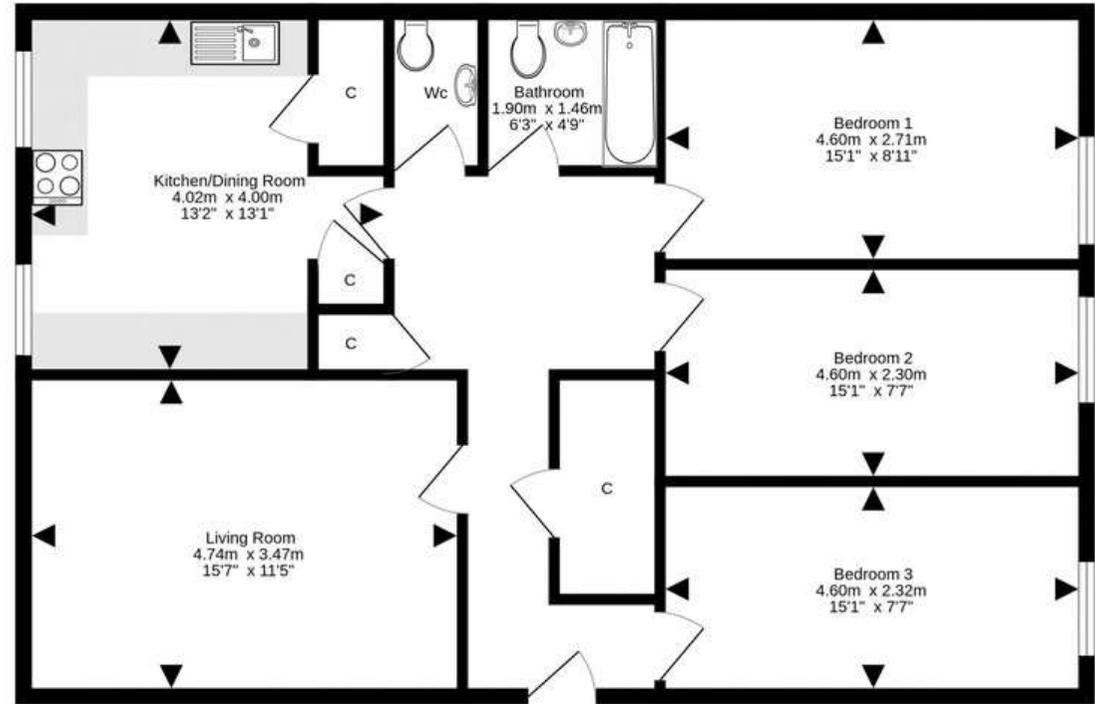
The blinds will be included in the sale. EPC rating F.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links with its Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schooling from nursery to tertiary level. It benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven, through Leith to the City Centre and to Edinburgh Airport.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024

