



2/8 Lorne Square
LEITH | EDINBURGH | EH6 8QR


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Well presented one-bedroom, first floor flat occupying an enviable location in the highly sought-after and vibrant area of Leith. This spacious one bed property would make an excellent first-time purchase as well as offering investment potential. The kitchen currently comprises washing machine, gas hob, oven and fan, fridge/freezer, wine rack and dishwasher. The well proportioned bedroom homes the boiler cupboard. There is also a living room with further storage. Completing the accommodation is the bathroom with shower over the bath and heated towel rail. The property also benefits from secure entry and a shared garden with patio and lawn. Outstanding public transport links mean that the city centre is also within close proximity.

- • Ideal first-time buyer purchase
- • Spacious living room and fitted Kitchen
- • Well proportioned bedroom
- • Bathroom
- • Shared garden
- • Outstanding local amenities
- • Easy access to public transport links

All fixtures and fittings, as well as integrated appliances are included in the sale of the property.
EPC Rating C.

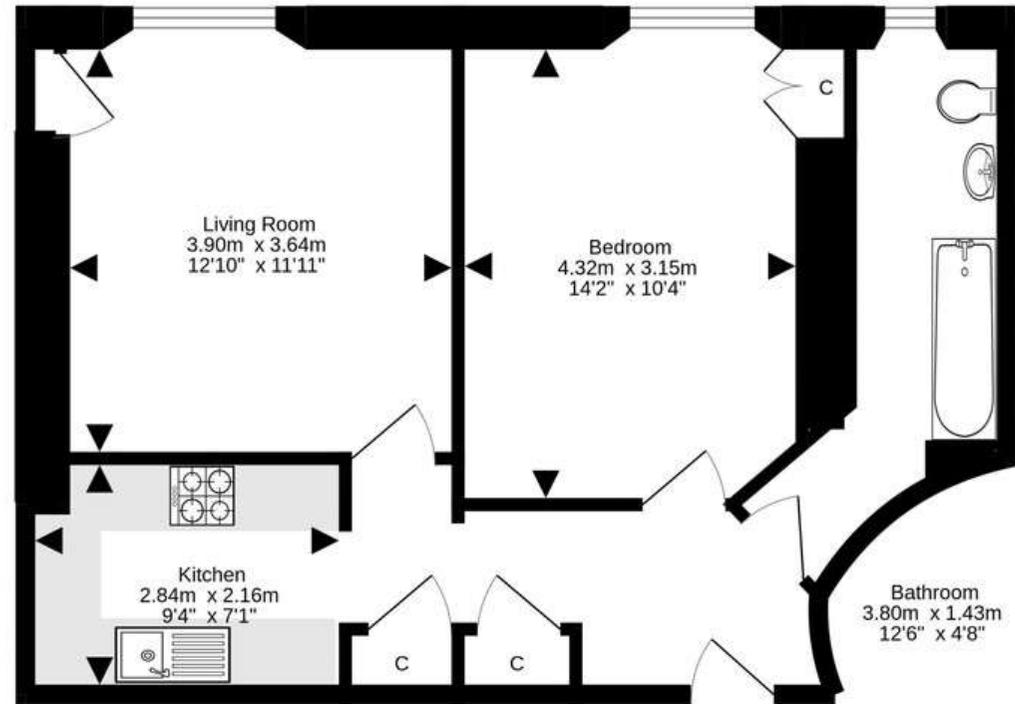


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith voted as one of the best places to live by The Times in 2019 is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened 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 multiscreen 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. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city centre and 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.
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