

19/10 Stead's Place

LEITH, EDINBURGH, EH6 5DY



*TWO BEDROOM
THIRD FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this beautifully spacious third floor flat in an established modern development with resident permit parking (2 permits provided by Factor), located just off Leith Walk, just a few minutes walk from the bus and tram stops, and the boutique shops, cafes, bars and restaurants Leith Walk has to offer. There is also access to Pilrig Park from the rear of the development.

The accommodation comprises entrance hall with a large storage cupboard, dual aspect bay windowed sitting room/dining room, breakfasting kitchen with integrated appliances, master bedroom with fitted wardrobes, second double bedroom with fitted wardrobes, again located to the rear, and bathroom with new, flooring and white suite with telephone shower fitting over the bath. The flat also has access to an attic space for extra storage.

Overall this is a superb property which must be viewed to be fully appreciated.







Bedroom 1

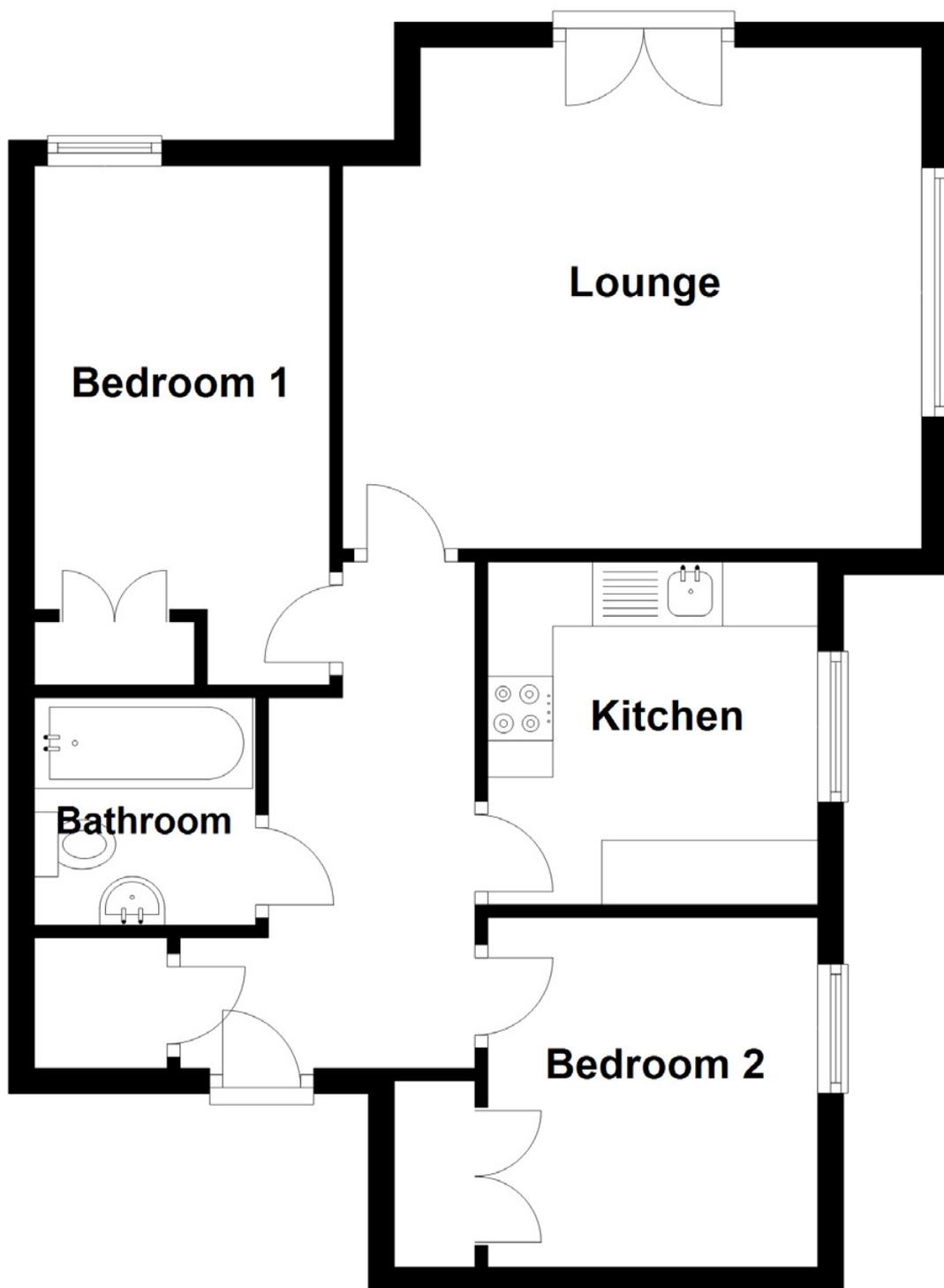




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.46m (14'8") x 3.88m (12'9")	Gross internal floor area (m ²): 53m ² EPC Rating: C
Kitchen	2.66m (8'9") x 2.54m (8'4")	
Bedroom 1	4.02m (13'2") x 2.27m (7'5")	
Bedroom 2	2.71m (8'11") x 2.54m (8'4")	
Bathroom	1.76m (5'9") x 1.70m (5'7")	

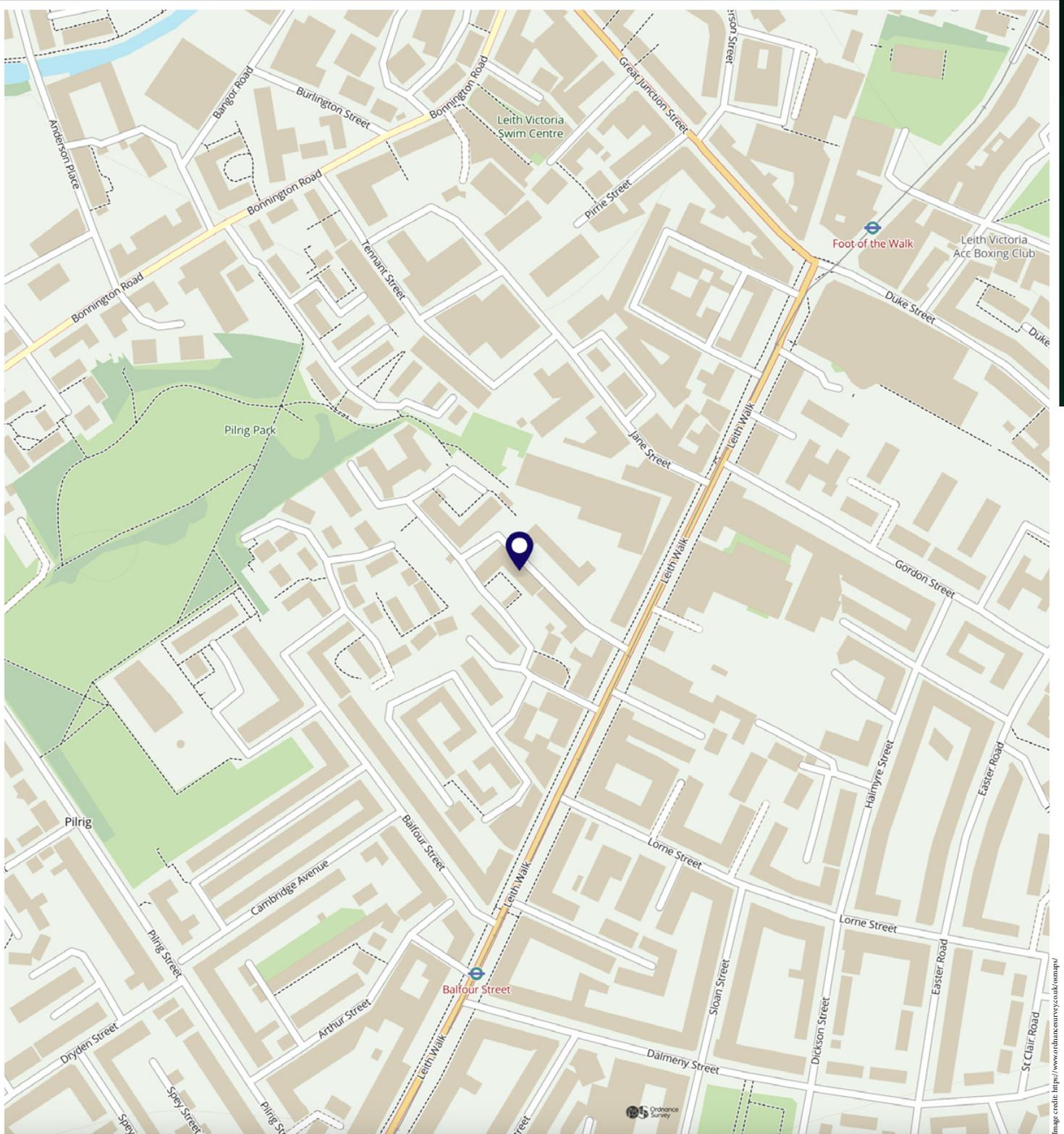


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.





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**THE SUNDAY TIMES
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Text and description
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