



3f2, 4 Admiralty Street, Leith, Edinburgh, EH6 6JS

Spacious, Traditional, Two-Bedroom, Triple-Aspect, Third-Floor (Top) Flat

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Property Description

Well-proportioned, two-bedroom, triple-aspect, third-floor (top) flat, forming part of a traditional red sandstone tenement. Located in the vibrant and popular Leith district, north of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, a study and a bathroom.

Enjoying open, far-reaching views, this period flat features tall ceilings, ornate cornice-work and original fireplaces. In addition, there is a modern fitted kitchen and bathroom, gas central heating, double glazing and good storage provision.

Externally, there is a shared rear garden and ample resident permit and on-street parking available.

Offering an excellent investment opportunity, the flat can be purchased with all contents included.

A high-ceilinged entrance hall, with generous cupboard storage, is finished with light, neutral decor and modern wood-effect flooring, which continue into a spacious living room, with further storage, on the left. Enjoying a sunny, southeast-facing aspect, the bright reception area offers a versatile floor plan for both lounge and dining furniture and flows openly into a kitchen. Fitted with wood-effect units, granite-effect worktops and splashback tiling, the kitchen also includes an integrated oven, a gas hob, a stainless-steel canopy, a fridge, a dishwasher and a washing machine.

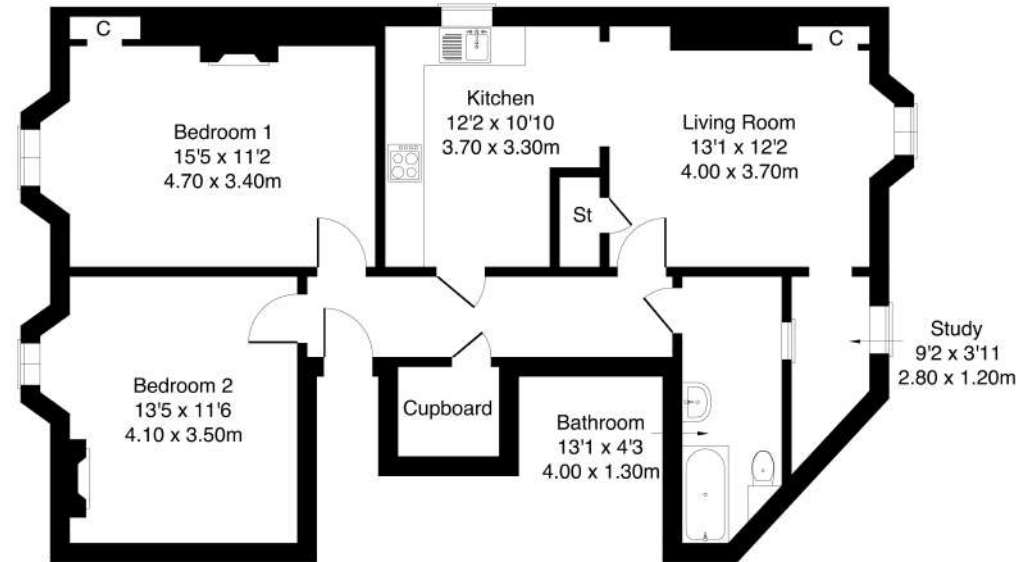
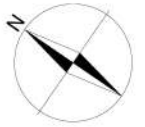
Two double bedrooms continue the modern, neutral decor and contemporary flooring of the living space. Both well-proportioned rooms feature period plasterwork and original fireplaces and provide ample space for both freestanding bedroom furniture and storage. Accessed from the living room, a versatile room, currently arranged as a study, offers a good-sized, versatile space, with options for use.

Completing the accommodation, a naturally lit bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator, panel splash walls and tiled flooring.



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Approximate Gross Internal Area: (883 sq ft - 82 sq m.)



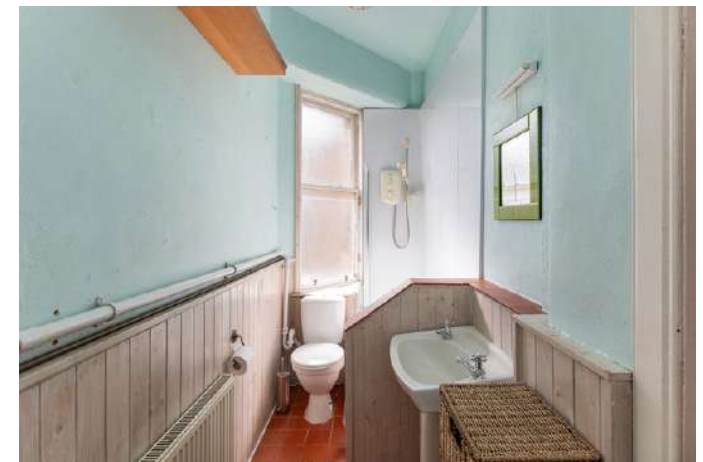
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Leith is a renowned and historic port area of Edinburgh, and a vibrant city location with a wealth of boutique shops, cafes, bars, eateries, specialist shops, and supermarkets located throughout. The nearby Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst Ocean Terminal, the Omni Centre, and the refurbished St James Quarter offer many high-street names, restaurants, gyms, and multi-screen cinemas. There are numerous public parks

and squares to be found within close proximity, including the expansive Leith Links and The Water of Leith Walkway. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, as well as the recent tram extension between Edinburgh Airport and Newhaven.





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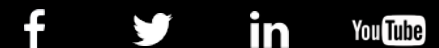
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