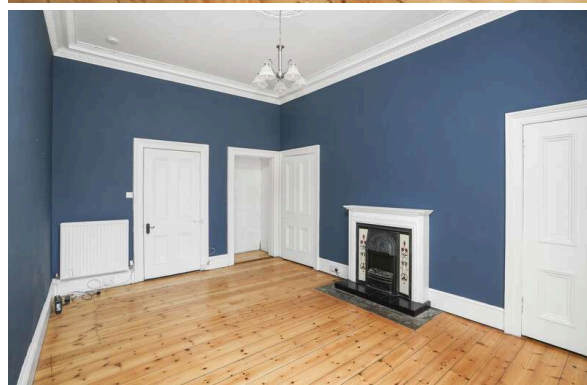




22 (GF) Madeira Street
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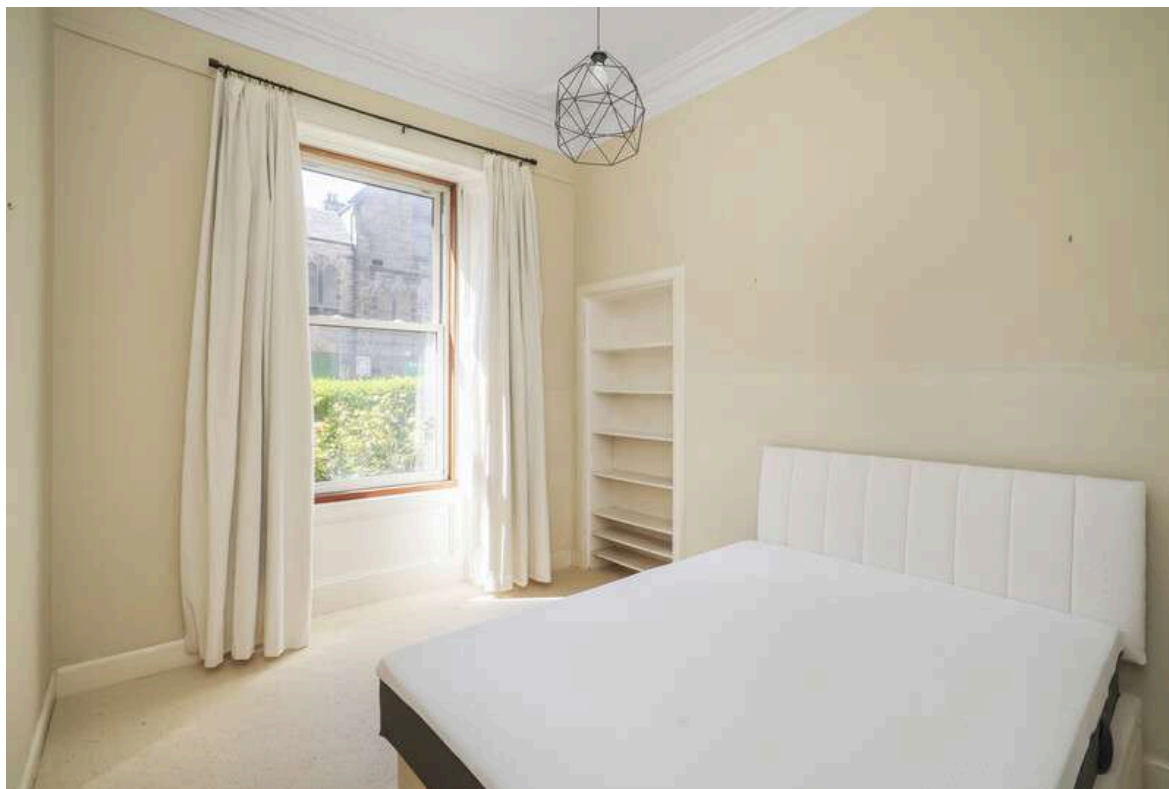
Nestled in the heart of Leith, moments from excellent amenities, scenic walks and quick transport links is this immaculate and recently refurbished apartment. Forming part of a handsome Victorian building the flat is set over two floors and boasts ornate period features, a private garden, gas central heating and double glazing and would make an ideal home in a highly sought-after location.

The accommodation on the ground level comprises a bright lounge with ornate cornicing and feature fireplace, a luxury dining kitchen with direct garden access, two well-proportioned double bedrooms and a stylish shower room. Following downstairs the lower level enjoys a further double bedroom or ideal home office and the property is completed by an exquisite bathroom with shower over bath. Externally the area of private rear garden is enclosed and would make an ideal entertaining space.

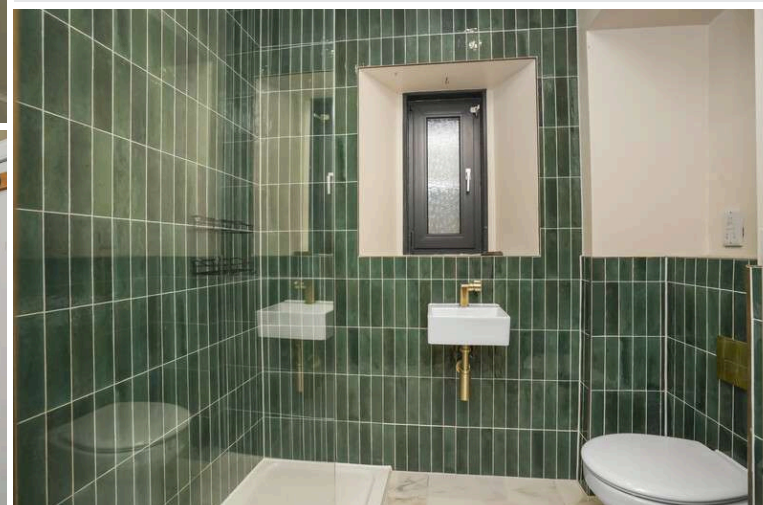
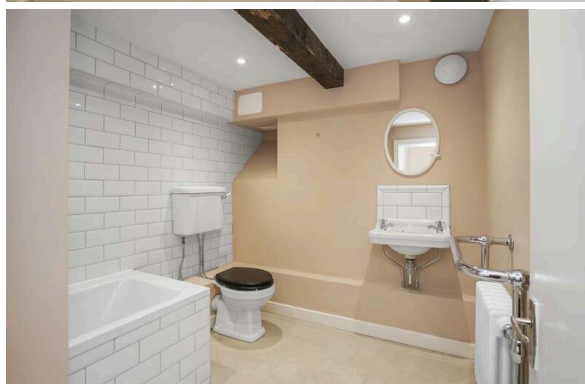
- Immaculate apartment set over two levels
- Forming part of a handsome Victorian house
- Private garden
- Period features
- Bright lounge
- Dining kitchen
- Three double bedrooms
- Two bathrooms

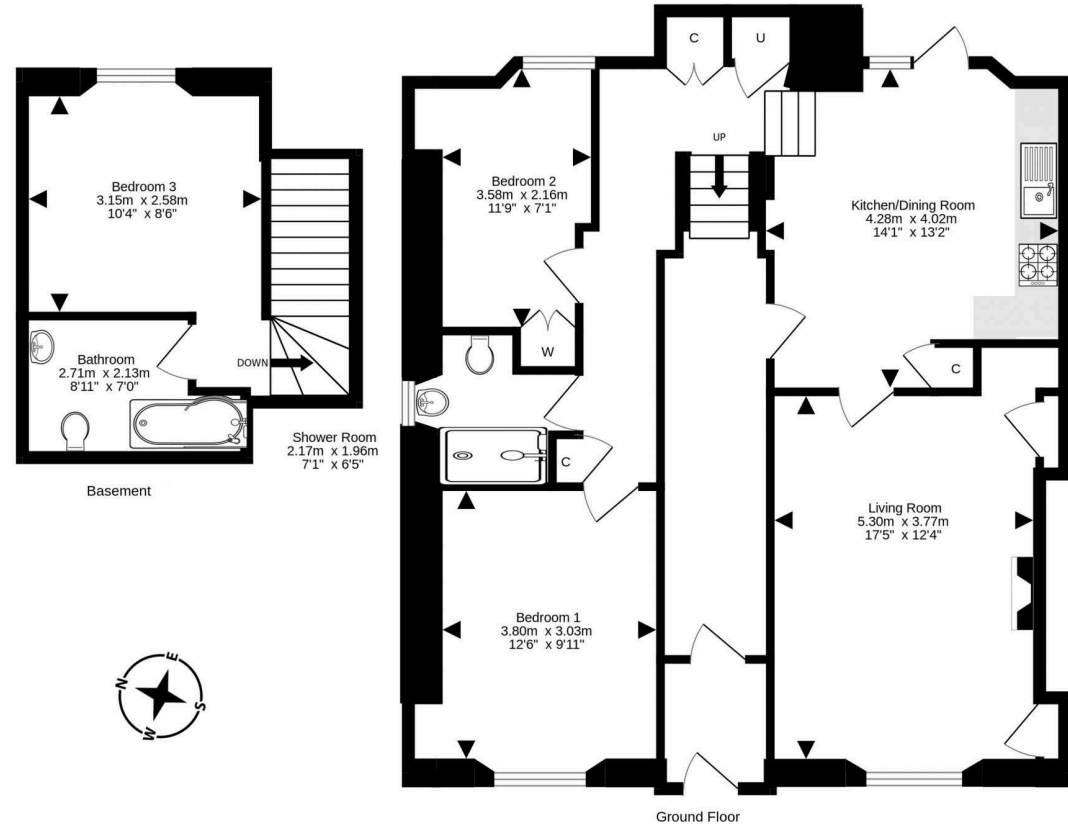
Extras included in this sale are the Fridge, dishwasher, washing machine, and microwave. EPC rating D

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 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 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 neighboring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighboring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to senior level, with Trinity Primary school and Holy Cross RC Primary School nearby, along with Trinity Academy. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International 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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22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

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