



Spacious two-bedroom warehouse conversion overlooking Leith Links



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This attractive two-bedroom flat forms part of a distinctive historic bonded warehouse conversion, quietly positioned in the ever-popular Leith Links area. Set directly beside the expansive and much-loved Leith Links park, the property enjoys an outstanding outlook and immediate access to open green space, while remaining within easy reach of the city centre. The building itself is well maintained and benefits from a secure entry system, lift access to all levels and private residents' parking, offering both convenience and peace of mind.

THE LIVING ROOM



The accommodation is well proportioned and thoughtfully laid out, beginning with a welcoming reception hallway that provides access to all principal rooms. The separate living room is a comfortable and versatile space, ideal for both everyday living and entertaining, while the kitchen is fitted with a range of base and wall-mounted units, offering ample storage and workspace.

THE KITCHEN





There are two generous double bedrooms, both benefiting from excellent natural light, and a well-appointed bathroom completing the internal accommodation.

THE BATHROOM



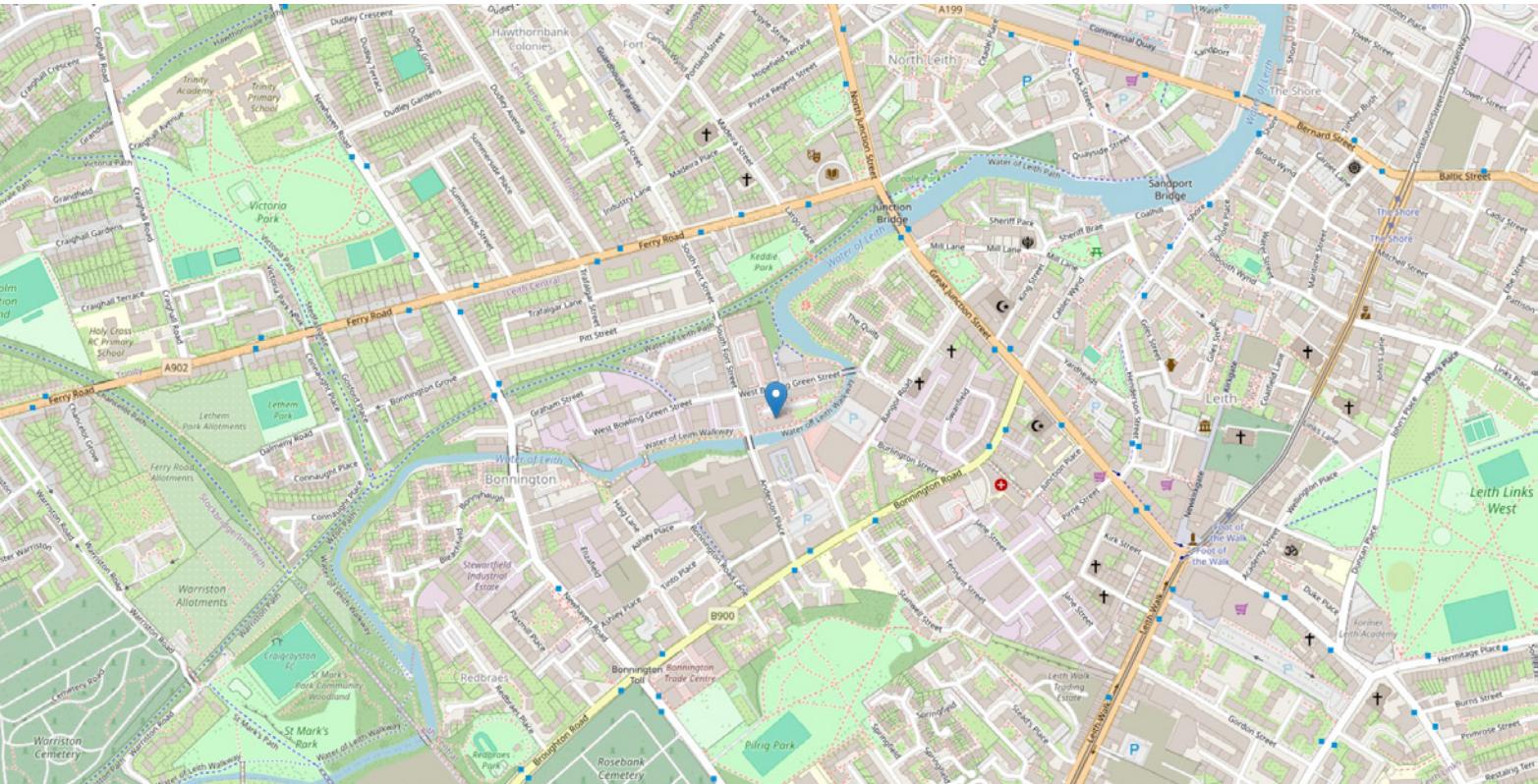
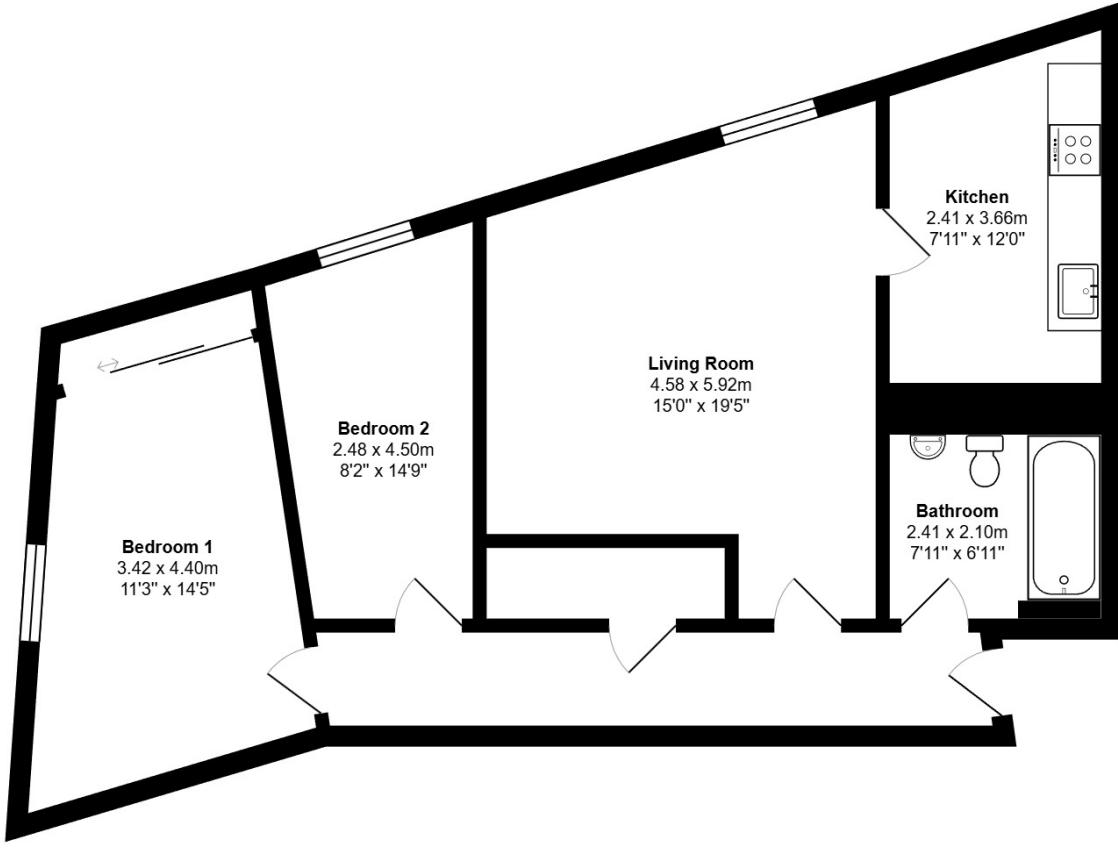
BEDROOM 1



BEDROOM 2



FLOOR PLAN & DIMENSIONS



THE LOCATION

Many would consider Edinburgh's Leith Links area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal, where further shops, restaurants and a cinema can be found. Leith is an established, independent community, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright, lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries and a choice of dentists.





The shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. From here, it is a simple matter of a 25-minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the city bypass.

Leith also has its own Primary and Secondary schools, the Academy being a community high school with access to adults during the day and evenings.



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