

14/6 Queen Charlotte Street

LEITH, EDINBURGH, EH6 6AT



*BEAUTIFULLY PRESENTED 2 BEDROOM FLAT
IN A HIGHLY SOUGHT AFTER AREA*



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Welcome to this stunning 2-bedroom flat nestled in the heart of Leith between the Shore and Leith Links. As you step through the front door, you're greeted by a spacious entrance hallway adorned with two convenient storage cupboards.

To your left, prepare to be dazzled by the centrepiece of this home, a generously sized open-plan kitchen/living room boasting double-height ceilings and expansive windows that bathe the space in natural light. The kitchen is a chef's dream, equipped with a gas hob, integrated ovens, ample storage, and abundant countertop space. There's even room for a full dining table, perfect for hosting gatherings.









Continuing down the hall, you'll discover two inviting double bedrooms. Each bedroom features integrated wardrobe space, offering plenty of room for your belongings. The second bedroom has been thoughtfully transformed into a home office, providing a quiet and productive space to work from home.





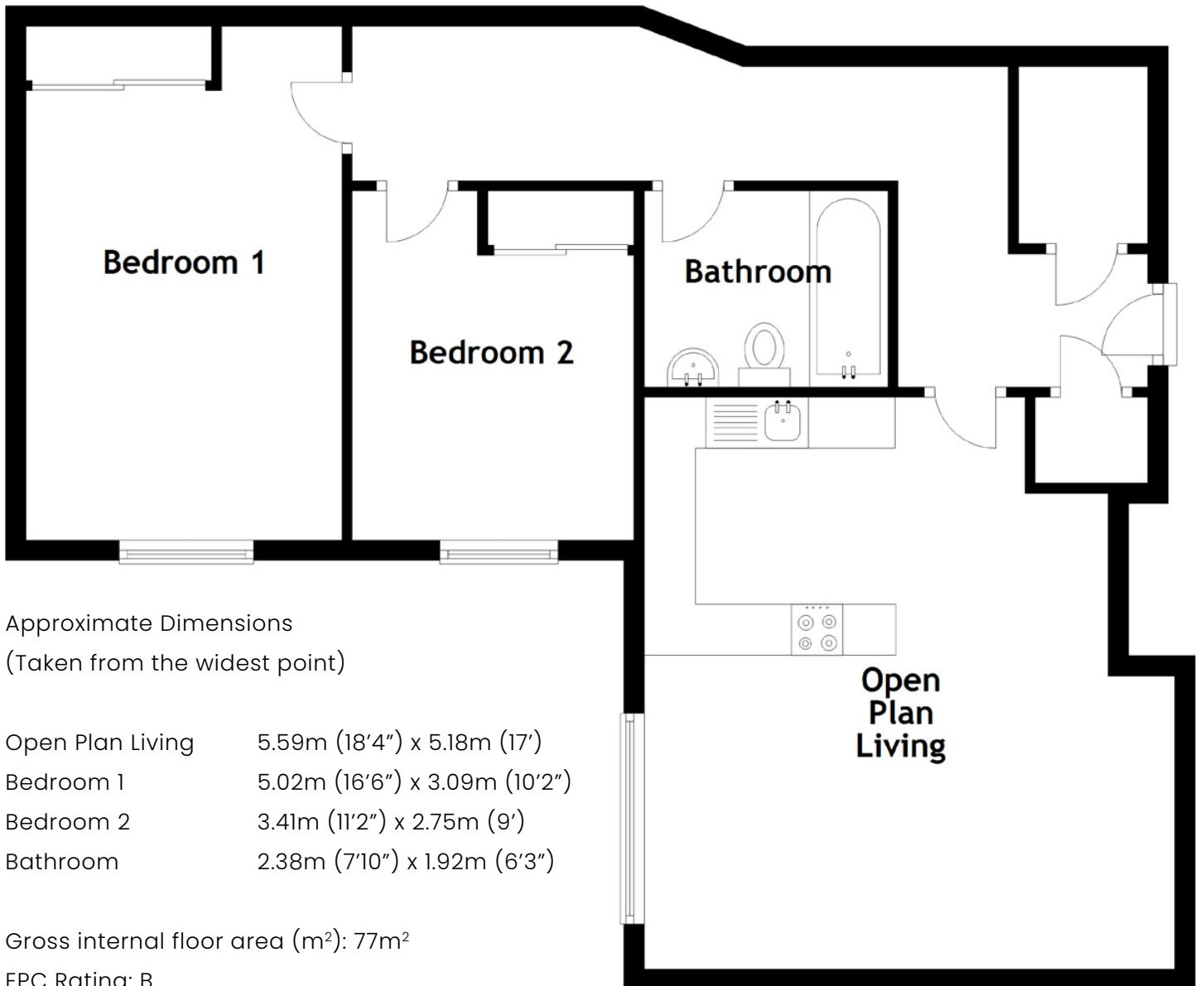
Bedroom 2





Completing the flat is a sleek three-piece bathroom suite, there is also a handy floored attic providing excellent storage options.





Floor Plan



This property also boasts a bike store, and an allocated parking space, ensuring convenience and security for your vehicle. With secure entry systems at both the front and rear of the property, peace of mind is guaranteed. Plus, enjoy the convenience of lift access. Outside, a communal garden area awaits, offering a serene retreat to enjoy the outdoors without leaving home.

Don't miss this opportunity to experience luxurious city living in one of Leith's most coveted locations. Schedule a viewing today and make this exceptional property your new home.

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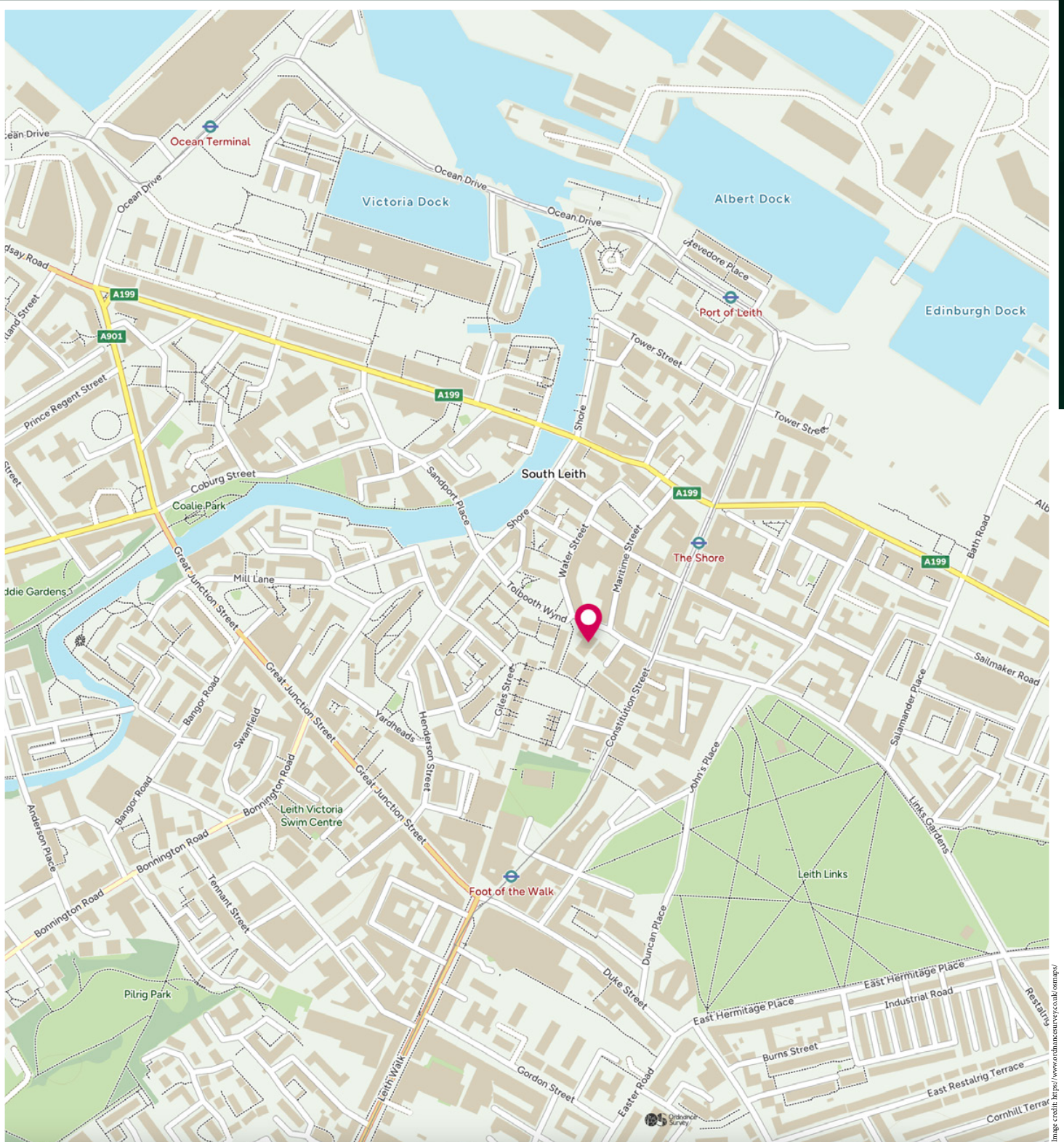


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions 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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