

# Flat 10, 14 Queen Charlotte Street

LEITH, EDINBURGH, EH6 6AT



*IMMACULATE TWO BEDROOM FLAT  
WITH PARKING IN THE HEART OF LEITH*



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Set in the ever-popular Queen Charlotte Street, this stunning two-bedroom flat is brought to market in immaculate condition and offers the ideal home or investment opportunity in one of Leith's most vibrant locations.

Step through the front door into a welcoming hallway that leads directly to the open-plan kitchen/living room. This impressive space is defined by double-height ceilings and expansive windows that flood the room with natural light, creating a bright and airy environment while maintaining excellent warmth and energy efficiency.

The contemporary kitchen is a real focal point, featuring a gas hob positioned on a central island, perfect for cooking and entertaining. The kitchen also benefits from a built-in oven, integrated dishwasher, and fridge/freezer, along with ample storage and counter space.

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Towards the rear of the flat are two generously sized double bedrooms. The principal bedroom enjoys the added luxury of a sleek three-piece en-suite, while the second bedroom is served by a modern family bathroom, both finished to a high standard.







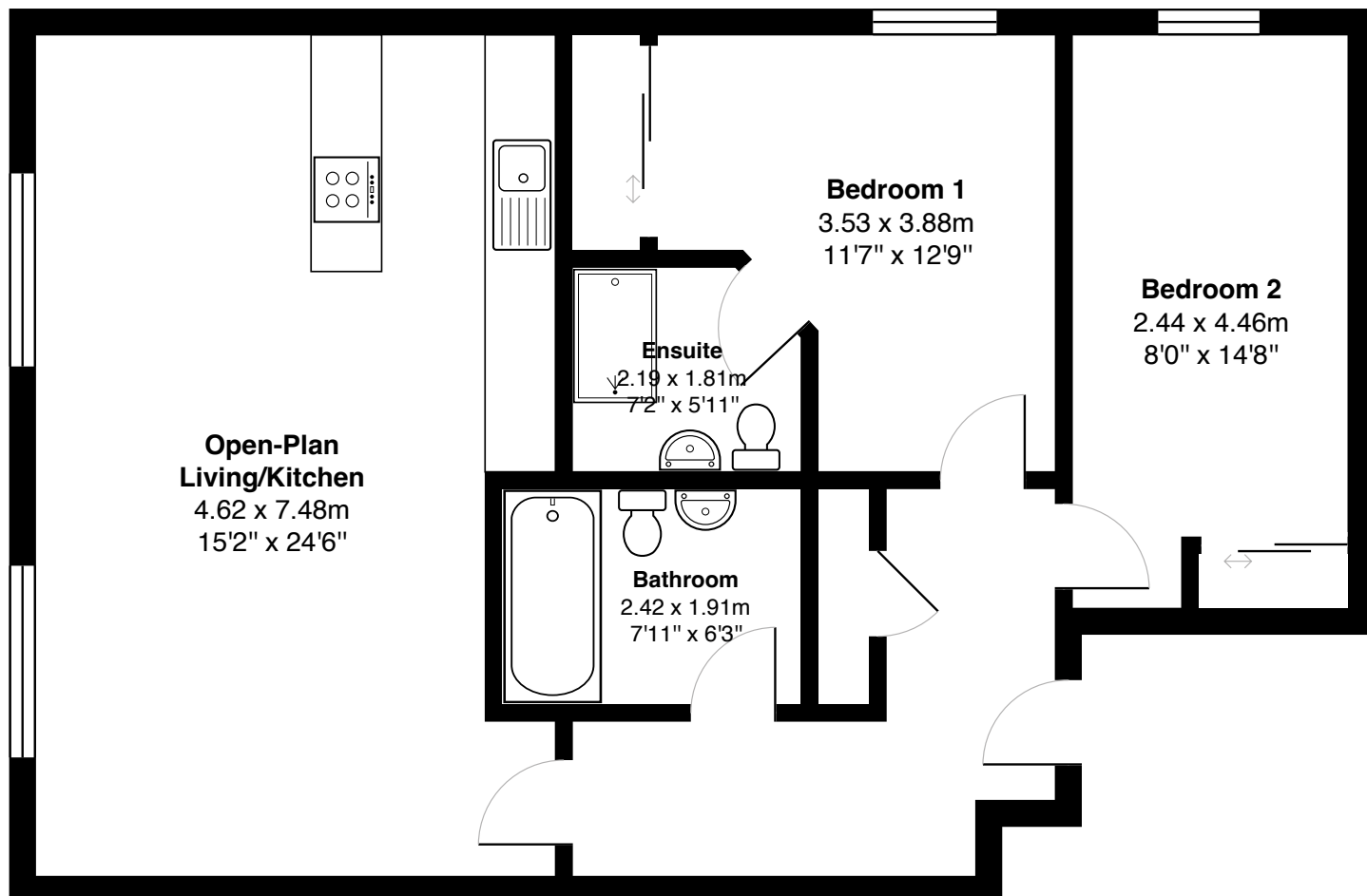


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>

EPC Rating: C





Externally, the property comes with a private parking space. With its modern finish, thoughtful layout, and sought-after location, this property is not to be missed. Early viewing is recommended.











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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.

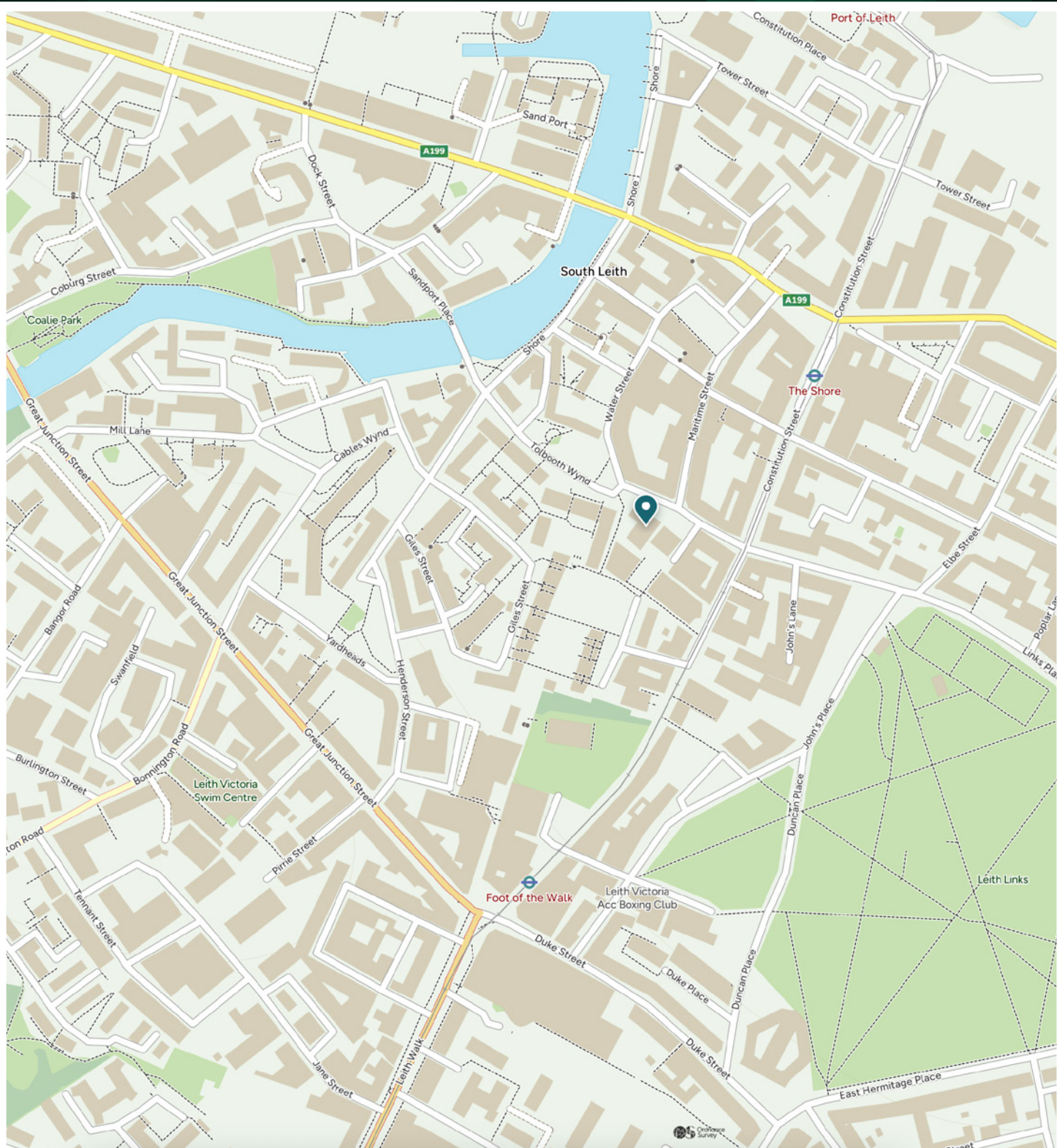
Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted 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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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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