

6/9 Maritime Street

LEITH, EDINBURGH, EH6 6SB



Stylish two-bedroom apartment with wraparound south-west facing balcony, open-plan living space, and contemporary finishes in the heart of vibrant Leith



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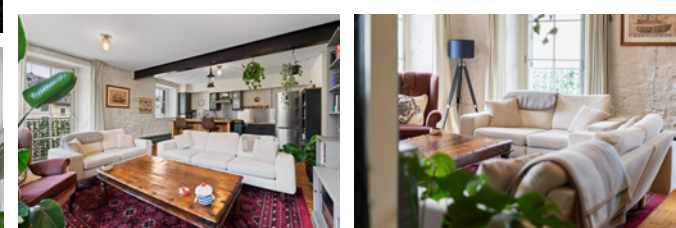


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Presented by McEwan Fraser Legal, this stylish two-bedroom apartment with a south-west facing balcony offers contemporary urban living in the heart of Leith, Edinburgh, combining generous proportions with excellent natural light and modern finishes throughout. The accommodation is well presented and thoughtfully designed to maximise both space and light. A welcoming entrance hallway provides access to all principal rooms, setting the tone for the rest of the property.

THE LIVING ROOM



The impressive open-plan living and kitchen area forms the heart of the home, offering a bright and inviting space ideal for both relaxation and entertaining. Neutral décor, expansive windows, and well-proportioned dimensions enhance the sense of space, while unique architectural features including a striking exposed metal beam and white stone walls add character and contemporary style.

THE KITCHEN



The kitchen is fitted with a range of modern wall and base units, complemented by contrasting work surfaces and stainless-steel splashbacks. Integrated appliances are included, along with a central breakfast bar which adds both functionality and practicality to the space.





The property benefits from two well-proportioned bedrooms, both finished in neutral décor with wood flooring and excellent natural light from the windows. The principal bedroom further benefits from built-in wardrobes and a private en-suite bathroom, finished with white tiling and featuring floating mirrored storage cupboards, creating a clean and modern aesthetic. The second bedroom also offers a bright and versatile space, ideal for use as a guest room, home office, or additional sleeping accommodation.

THE SHOWER ROOM



BEDROOM 1



benefits from built-in wardrobes
and a private en-suite bathroom



BEDROOM 2

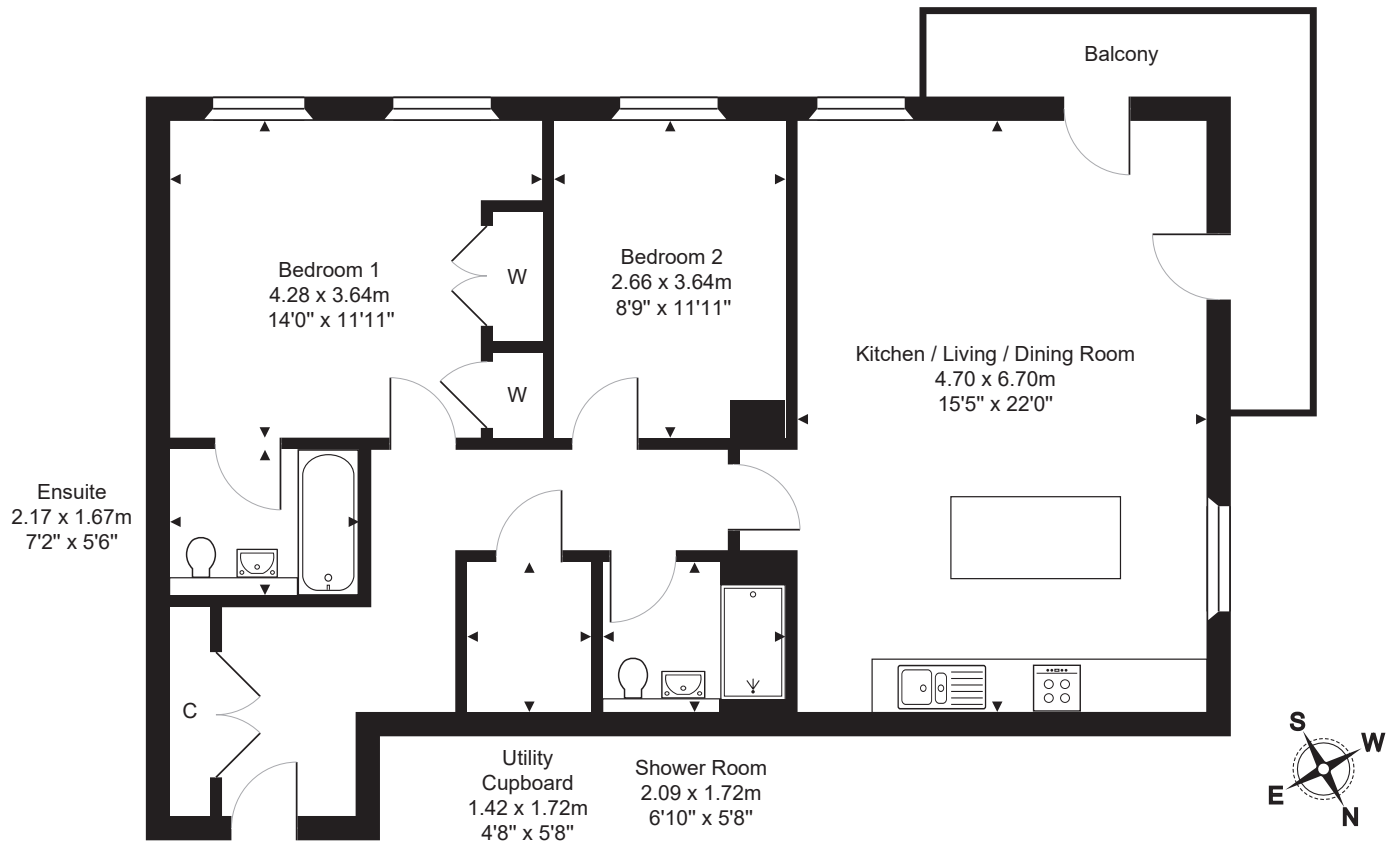


From the living area, doors provide direct access to a private south-west facing balcony, which wraps around the side and rear of the property allowing sun all day long, and offering an excellent outdoor extension of the living space and a rare feature in city apartments. Further benefits also include communal parking.

EXTERNALS & VIEW

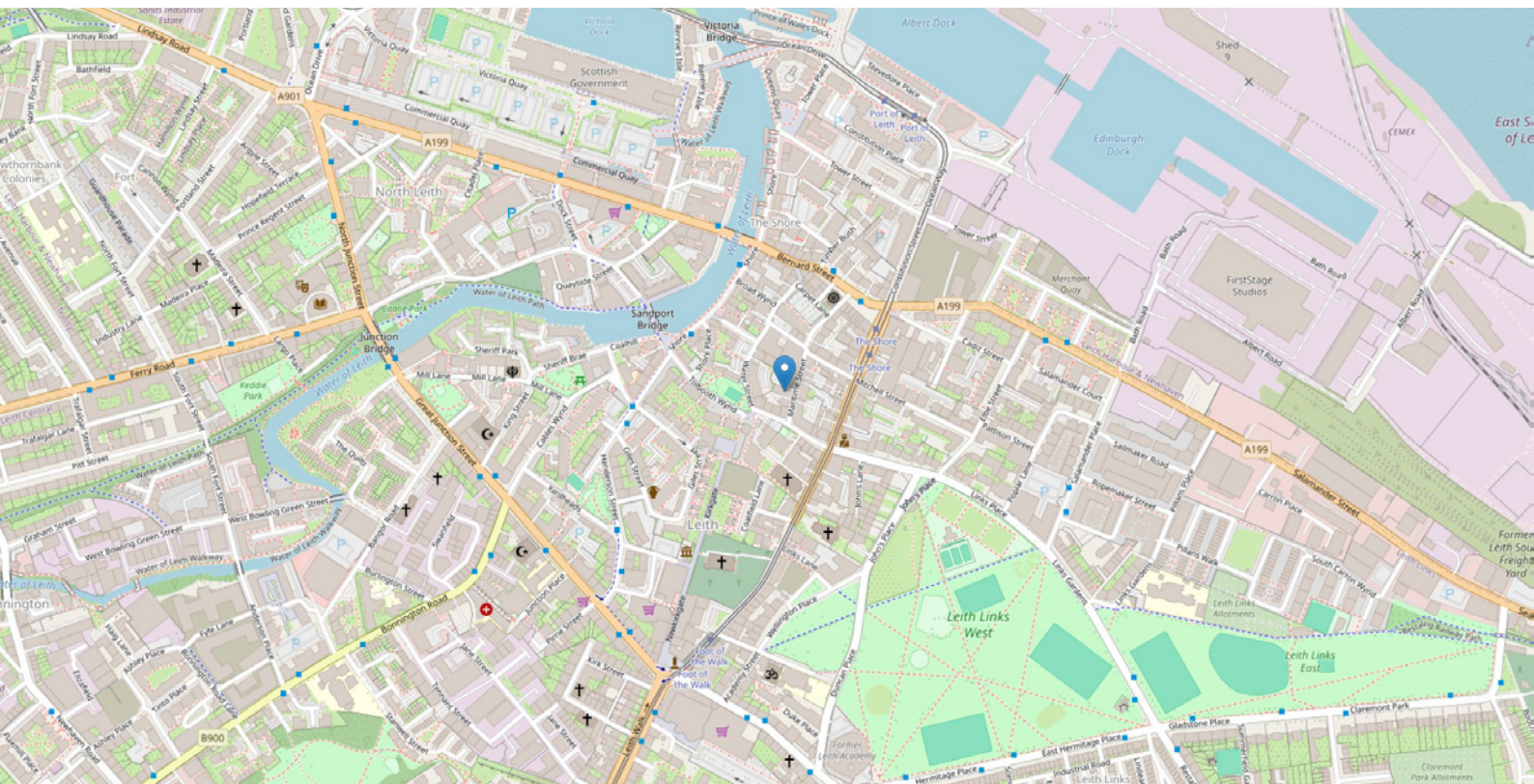


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 78m² | EPC Rating: C



THE LOCATION

Leith is one of Edinburgh's most vibrant and sought-after districts, located to the north of Edinburgh.





The area is renowned for its lively waterfront setting, rich maritime history, and an exceptional mix of culture, dining, and entertainment. The Shore area offers a wide selection of award-winning restaurants, cafés, bars, and boutique shops, all within walking distance.

Excellent transport links provide quick and easy access to Edinburgh City Centre, while ongoing regeneration has further enhanced Leith's appeal, making it a highly desirable location for professionals, young couples, and investors alike.



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