

61/8 Bernard Street

EDINBURGH, EH6 6SL



Top-floor three-bedroom period flat with stunning views, generous living space, two bathrooms and prime Shore location in historic Edinburgh setting



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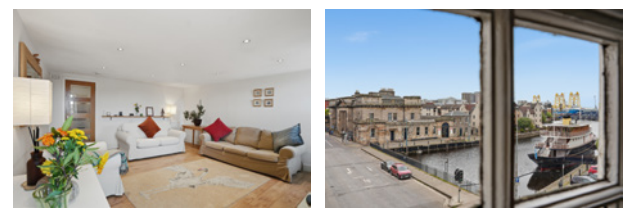


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Set within one of Edinburgh's most historic and characterful districts, 61/8 Bernard Street presents a truly exceptional top-floor three-bedroom flat that seamlessly blends period charm with modern comfort. This beautifully maintained home offers generous proportions, stunning outlooks and an abundance of natural light throughout.

THE LIVING ROOM



The property is presented in excellent condition, with recently renovated windows enhancing both comfort and efficiency. The welcoming living room is a standout feature, an elegant and atmospheric space finished with downlights, two large panelled windows and a striking exposed stone wall, adding warmth, texture and genuine character. The well-appointed kitchen is both stylish and practical, thoughtfully designed with ample storage and generous space for dining, making it ideal for both everyday living and entertaining.

THE KITCHEN





Accommodation comprises three well-proportioned bedrooms, alongside a bathroom and separate shower room, offering excellent flexibility for families, professionals or those seeking additional guest space.

THE SHOWER ROOM



THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



Positioned on the top floor, the property enjoys impressive open views, further enhancing its sense of space and privacy. Residents also benefit from access to a shared garden area.

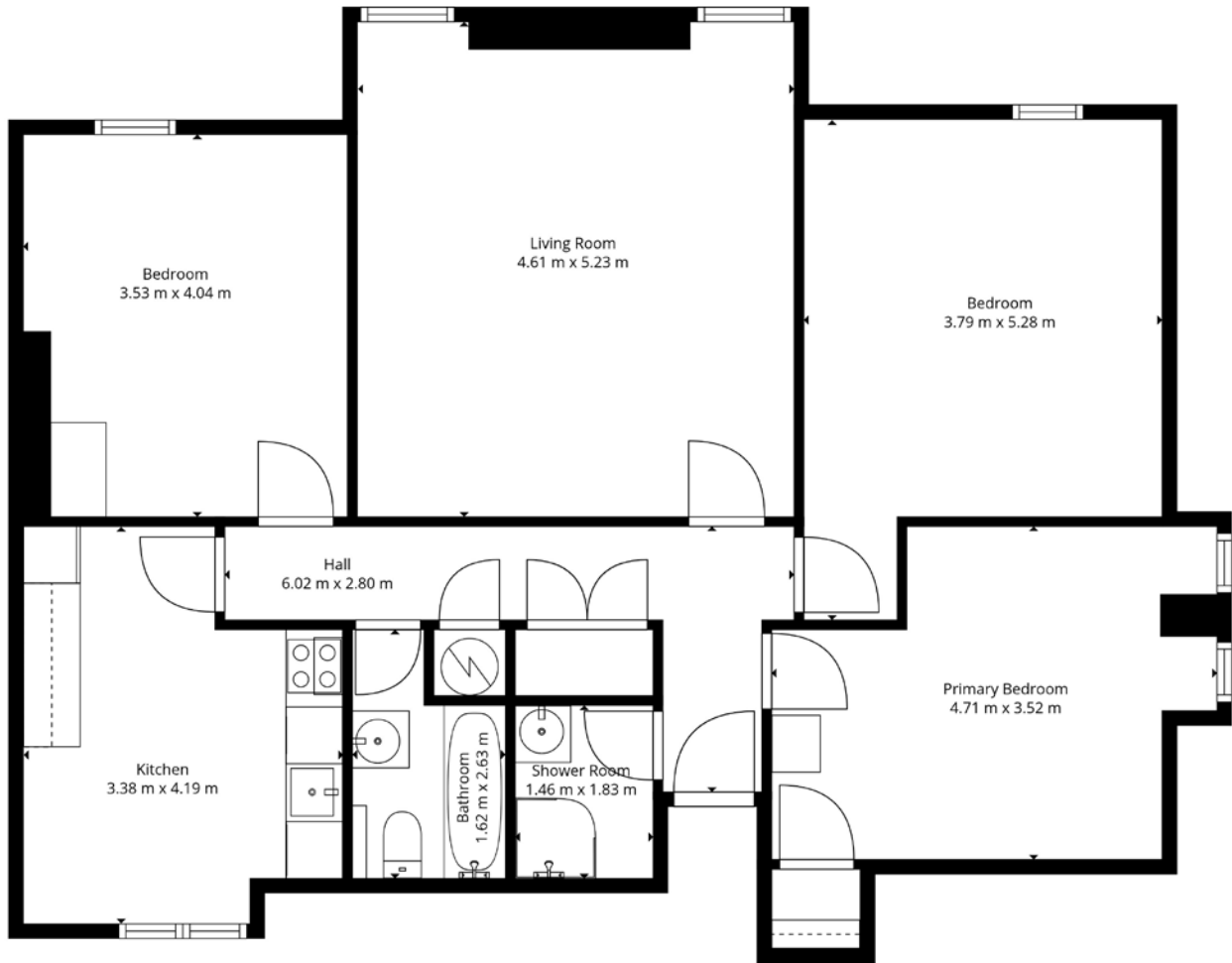
Steeped in history, the site itself dates back to 1434 when it was originally developed by James I of Scotland as a royal residence, storehouse and private armoury for the Scottish crown, adding a rare and distinguished heritage backdrop to modern city living. The current building dates back to 1710 and was rebuilt internally in the 1970s.

Offered in walk-in condition and with the added benefit of being available furnished, this is a rare opportunity to acquire a spacious, character-filled home in one of Edinburgh's most desirable and historically significant locations.

EXTERNALS & VIEWS

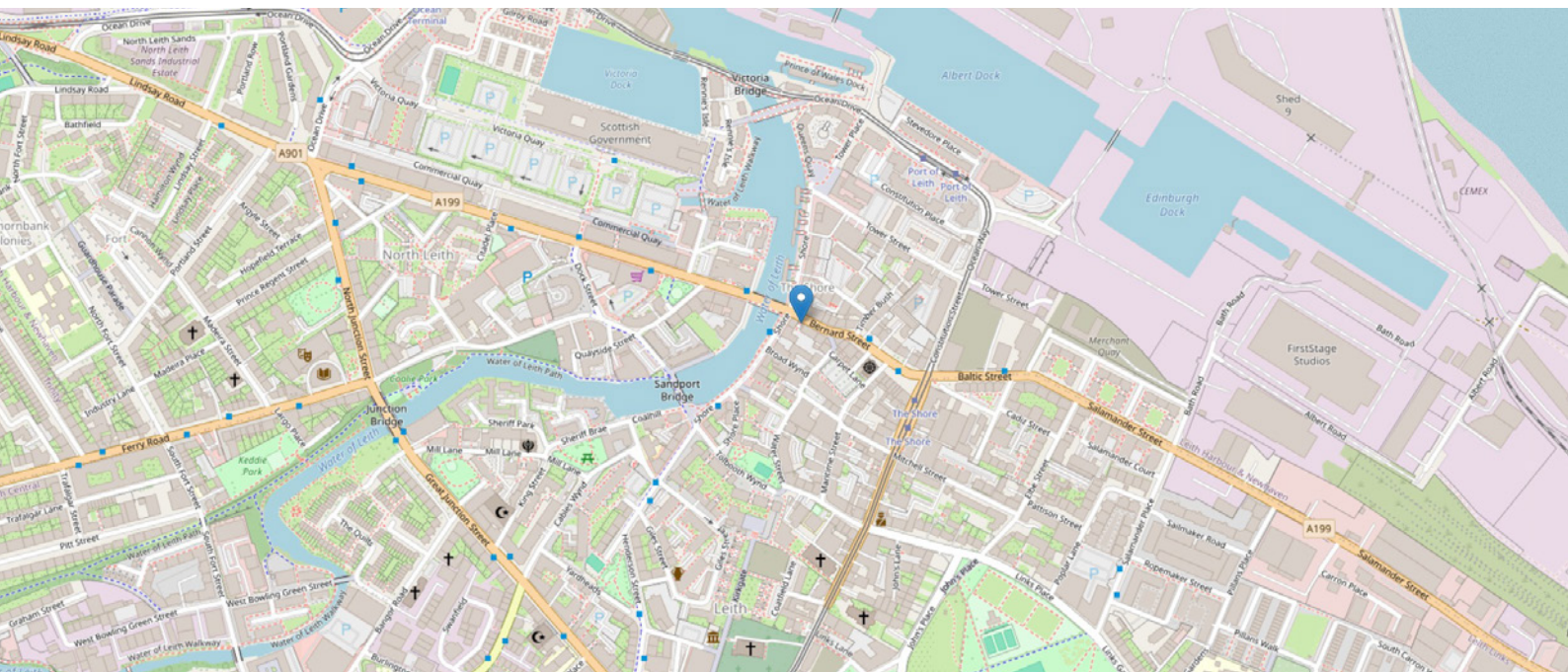


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 95m² | EPC Rating: C



THE LOCATION

Bernard Street is positioned in the heart of Leith's vibrant Shore district, one of Edinburgh's most sought-after and fast-evolving waterfront locations. The area is renowned for its characterful blend of historic charm and contemporary city living, with the Water of Leith, scenic waterfront walks and the lively Shore all within immediate reach.





A wide selection of acclaimed restaurants, cafés, wine bars and local eateries is on the doorstep, alongside convenient everyday amenities including supermarkets such as Tesco and Asda, and extensive leisure and shopping facilities at Ocean Terminal. The Royal Yacht Britannia and Port of Leith Distillery are also nearby, adding to the area's strong cultural and leisure appeal.

Excellent transport links are available, with the Shore tram stop providing direct access to Edinburgh City Centre, Edinburgh Airport and surrounding districts. Regular bus services further enhance connectivity, making this an exceptionally well-connected location for professionals and city dwellers alike.

Leith continues to be one of Edinburgh's most desirable districts, offering a unique waterfront lifestyle with a strong sense of community, making Bernard Street a superbly positioned address within it.



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