

# 24 North Fort Street

LEITH, EDINBURGH, EH6 4HD



*Beautifully Presented Four Bed  
Townhouse In Edinburgh's Leith Area*



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Presenting a four-bedroom stone-built townhouse, this property offers a classic yet functional living space.

# THE LIVING ROOM



Upon entering, you'll find a tastefully tiled hallway leading to a spacious living room featuring a wood-burning stove and original details, including working timber shutters.

# THE KITCHEN



The open-plan kitchen and dining area, accessible from the hall, caters to the needs of an aspiring chef.

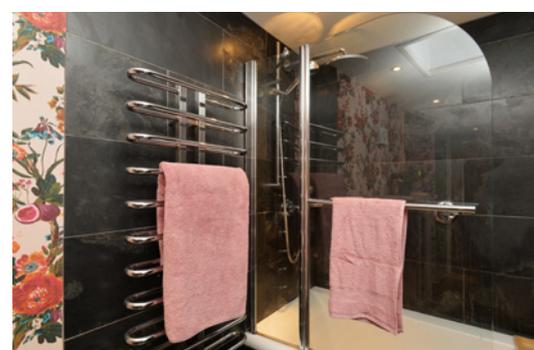


# THE DINING ROOM

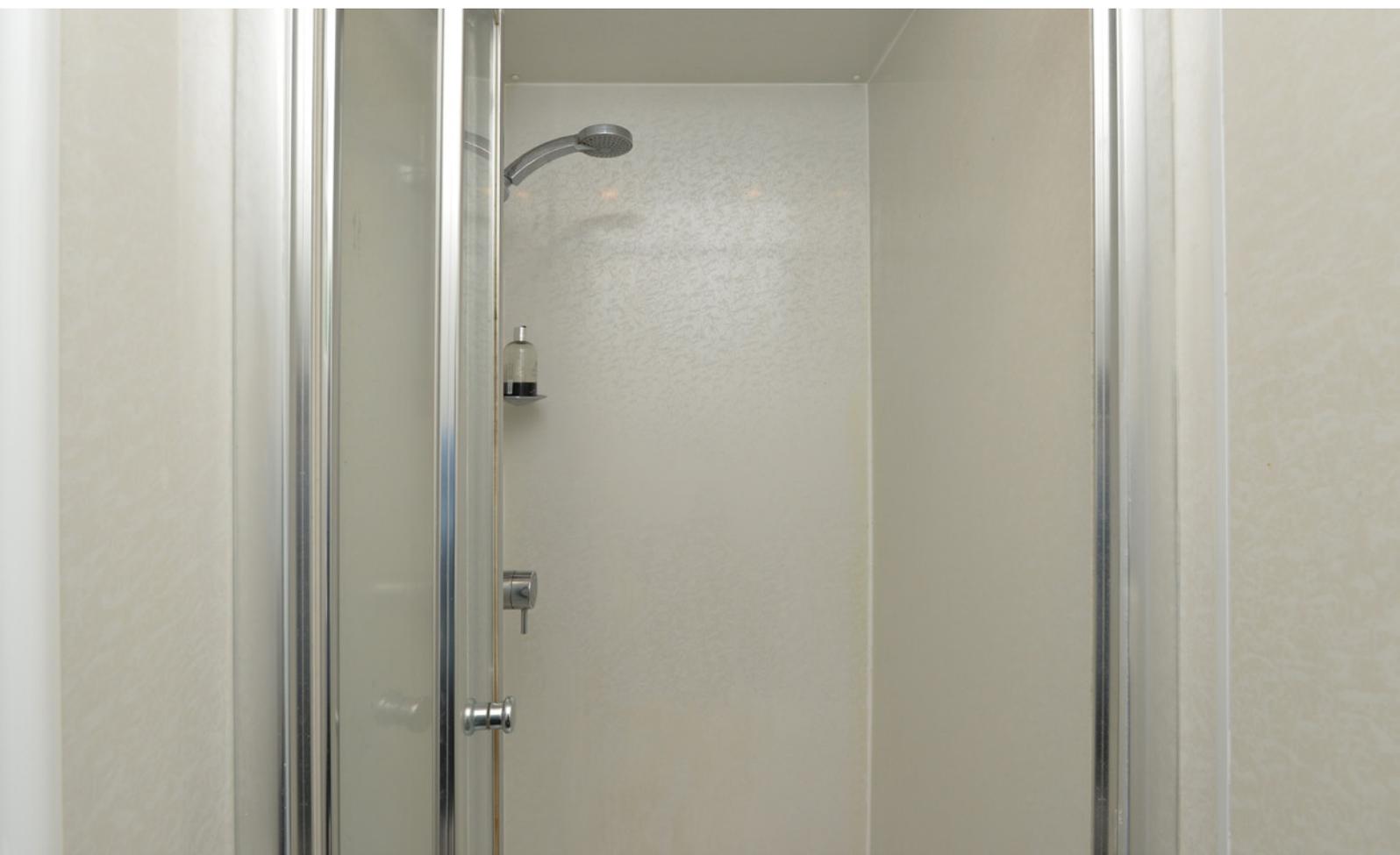


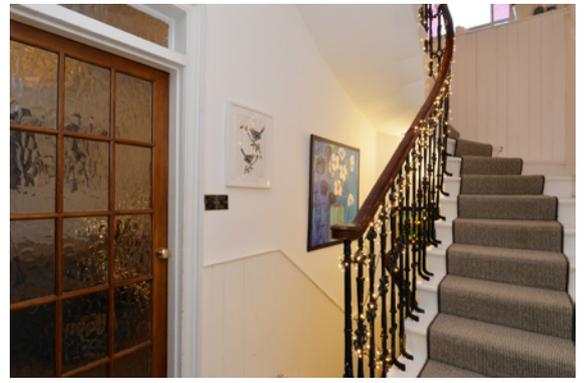
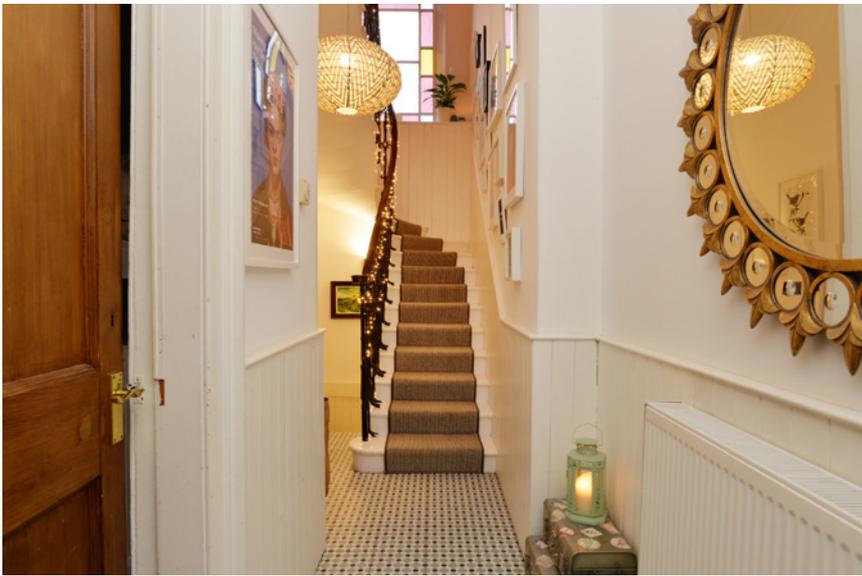
The property boasts a large family bathroom and a modern shower room on the same level, both meticulously finished to a high standard.

# THE BATHROOM



# THE SHOWER ROOM





The hallway provides access to the upper and lower floors, revealing additional accommodation options. The basement adds versatility to the property, offering possibilities such as a cinema room, a work-from-home space, a study, and a utility room.

## THE BASEMENT



# THE STUDY



# THE UTILITY & THE BOOT ROOM





The first floor has two generous double bedrooms with the master bedroom facing the front of the property which offers excellent free-standing storage options and the potential to put in an en suite with the correct consent. Bedroom two is also a double bedroom with both bedrooms benefitting from working shutters ensuring a cosy and dark sleeping space.

# BEDROOM 1





# BEDROOM 2



Moving upstairs to the second floor you will find two neat bedrooms with freestanding furniture options and bedroom three has a WC which with some ingenuity could serve as an en suite.

## BEDROOM 3



# BEDROOM 4



The house further benefits from a private rear garden and off-street parking for what could be two a two-car garage. There is a modern gas combi boiler keeping the home warm, year-round.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Basement

Music Room	3.77m (12'4") x 3.00m (9'10")
Study	3.94m (12'11") x 3.05m (10')
Utility	3.66m (12') x 1.70m (5'7")
Boot Room	3.66m (12') x 2.02m (6'8")
Store	3.77m (12'4") x 1.82m (6')

## Ground Floor

Living Room	5.81m (19'1") x 4.12m (13'6")
Kitchen	4.18m (13'9") x 2.09m (6'10")
Dining Room	4.03m (13'3") x 3.18m (10'5")

Bathroom	3.50m (11'6") x 1.71m (5'7")
Shower Room	1.86m (6'1") x 1.39m (4'7")

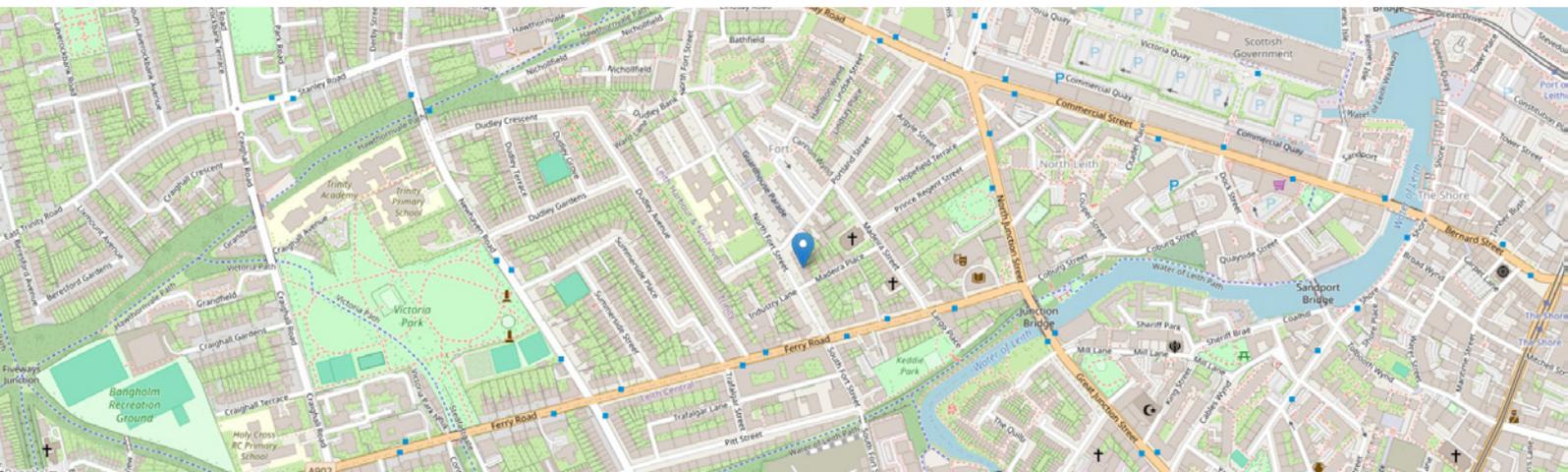
## First Floor

Bedroom 1	4.56m (15') x 4.13m (13'7")
Bedroom 2	4.02m (13'2") x 3.26m (10'8")

## Second Floor

Bedroom 3	4.13m (13'7") x 2.27m (7'5")
WC	1.62m (5'4") x 1.09m (3'7")
Bedroom 4	4.22m (13'10") x 2.50m (8'3")

Gross internal floor area (m<sup>2</sup>): 161m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Many would consider Edinburgh's Leith 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 cinema can be found.





Leith is an established, independent community and 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 its own amenities with several surgeries and a choice of dentists.

The Shore 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. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short 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 access to the west as well as routes out to the east. In both these directions, there are direct links with the city by-pass.



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