



# Leith

15/2 GORDON STREET, EDINBURGH EH6 8NW

Attractive well-proportioned ground floor flat, with leafy outlooks, benefiting from secure residents parking and within easy reach of Leith Walk, Easter Road and the city centre.





## Description

15/2 Gordon Street is an attractive ground floor flat, within easy reach of Edinburgh city centre, set in well-kept communal grounds with residents parking.

- Central hallway with good sized storage cupboards leads to all rooms.
- A lovely lounge with a window overlooking the communal grounds to the rear.
- The light and airy kitchen is well proportioned with good space for a dining table and chairs with a window to the rear. There are a good range of base and wall units, providing excellent storage, as well as a useful larder cupboard.
- There are two good sized double bedrooms, one with fitted wardrobes, both to the front of the property.
- The attractive bathroom has a white suite with a shower over the bath, wet wall panelling and a fitted vanity unit.
- The property has double glazing and gas central heating.
- There are well-kept communal grounds.
- Residents' parking is available.

## Location

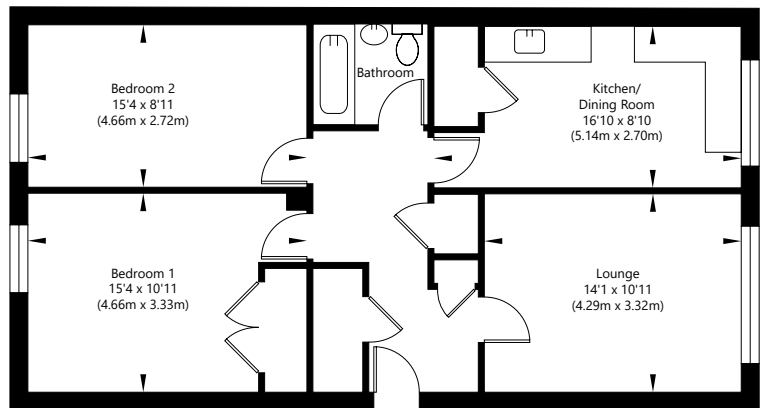
Leith, a historic port and once a separate Burgh, is now a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. There is a wonderful variety of trendy restaurants (including Michelin starred and guide recommended restaurants), galleries, bars and bistros all within walking distance. Leith Farmers' Market (on most Saturdays) offers the perfect place to source fresh local produce and nearby cafes make for idyllic weekend brunch spots. Leith Walk and Easter Road offer an excellent variety of small speciality shops as well as large branches of both Tesco and Lidl. The popular Shore area and Ocean Terminal with its multi-screen cinema are also nearby, as is the picturesque Newhaven harbour where there is also a David Lloyd Leisure Centre. Closer to home and within walking distance there is the Leith Victoria Swim Centre with swimming pool, fitness classes and gym or the new Meadowbank Sports Centre with gym, pitch and track facilities. There are also various local access points to the city's cycle path network and the Water of Leith walkway for a tranquil riverside walk. The vast green spaces of Holyrood Park, Arthur's seat, Calton Hill and Leith Links Park are all within walking distance. The City Centre is also within easy reach (either walking or via regular public transport), where you will find the Playhouse Theatre and St James Quarter shopping centre featuring the prestigious department stores, John Lewis and Harvey Nichols. It is no surprise that the location of this property is popular with people who enjoy living in the city but also enjoy easy access to open spaces. Highly regarded schooling is well represented within the area from nursery through to senior level. The area benefits from an excellent and extensive public transport network including 24-hour buses and the nearby tram network meaning quick and easy commuting to the City Centre, Waverley and Haymarket train stations, St Andrews Bus Station and Edinburgh International Airport.

## Extras

The cooker, washing machine and fridge freezer are all included in the sale.



Approx. Gross Internal Floor Area 73.14 Sq M / 787 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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