



11/4, Cables Wynd, Edinburgh, EH6 6DU

Immaculately Presented, One-Bedroom, Second-Floor Apartment

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Property Description

Immaculately presented, one-bedroom, second-floor apartment, forming part of a modern, factored residential development. Located in the popular and vibrant Leith area, north of Edinburgh city centre.

Comprises an entrance hall, an open-plan living/dining room and kitchen, a double bedroom, and a shower room.

Highlights include an impressive public room with a Juliet balcony, a modern fitted kitchen and an upgraded, stylish bathroom. In addition, there is contemporary flooring and lighting, good integrated storage provision, gas central heating and double glazing.

The development also provides a shared garden courtyard, a secured entry system, a lift service and a secured underground parking facility

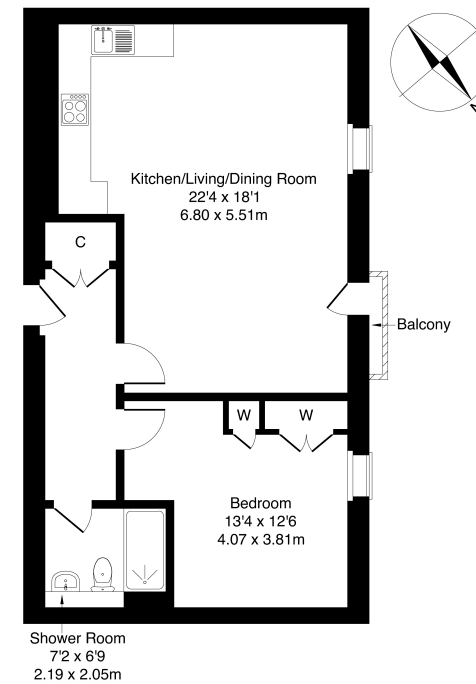
The welcoming entrance hall features a convenient built-in storage cupboard to the left and provides access to all rooms within the property. The bright and well-proportioned living and dining area is finished with attractive wood-effect flooring and benefits from ample space for both relaxation and entertaining. Natural light is enhanced by double doors opening to a Juliet balcony, while a central light fitting and wall-mounted TV point add to the room's practicality and comfort. Open plan to this space, the kitchen area continues the wood-effect flooring and is fitted with stylish stone-effect worktops, a tiled splashback and spotlighting. A sink with a drainer is positioned beneath the work surface, and integrated appliances include an oven and a gas hob with a canopy extractor above, offering a clean and functional layout.

Set to the rear of the property, the bedroom provides a calm and comfortable retreat, complete with wood-effect flooring, a central light fitting and two separate built-in wardrobes, offering excellent storage without compromising on space. Completing the accommodation, the modern shower room is fitted with wood-effect flooring, spotlighting and an LED mirror, alongside a tiled splashback surround, rainfall showerhead and ladder-style radiator, creating a sleek and contemporary finish.



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Approximate Gross Internal Area: (635 sq ft - 59 sq m.)



Second Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Leith is a vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide an array of high-street stores, eateries, gyms, and multi-

cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. The area is popular with families, benefiting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.





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