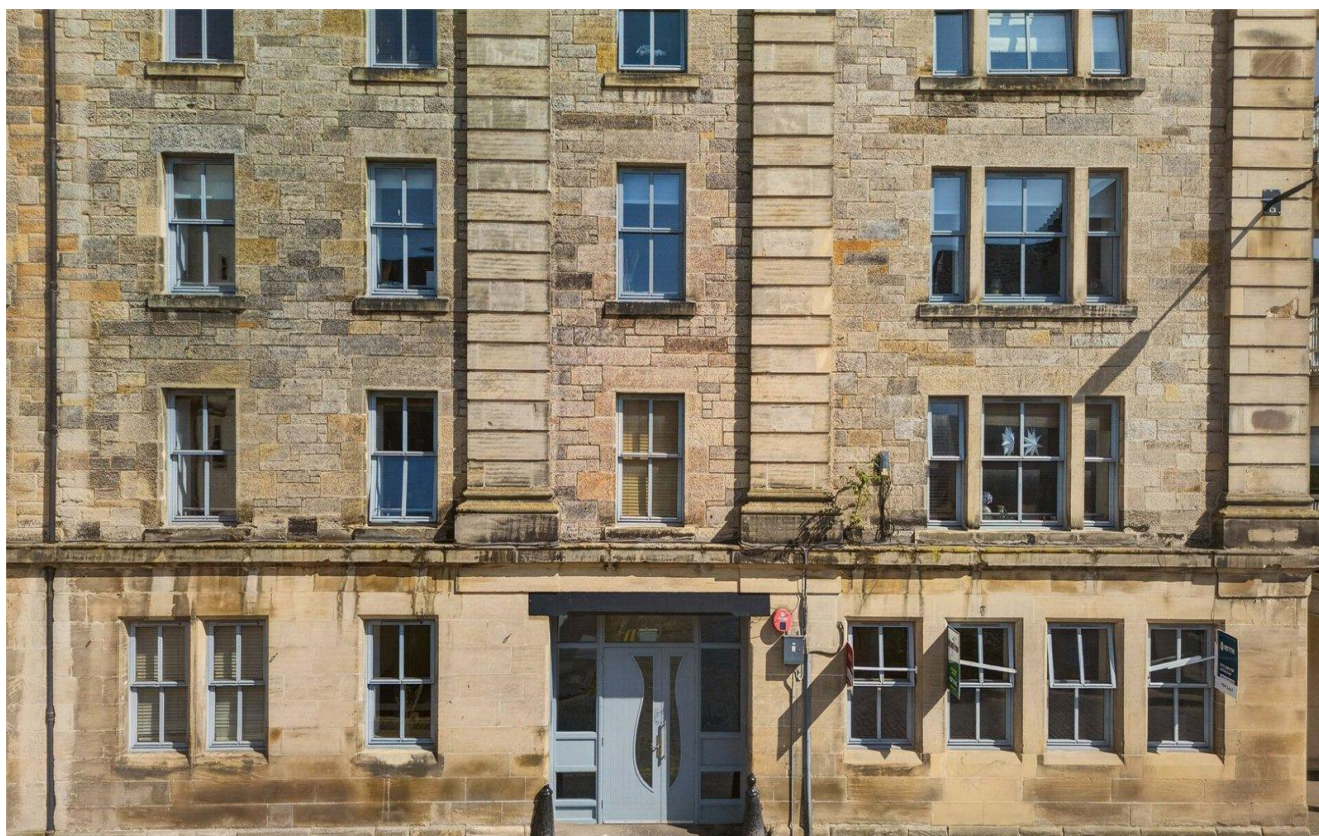


SIMPSON
& MARWICK



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33/30 Water Street, Leith, Edinburgh, EH6

6SZ

This quiet and spacious third-floor flat offers bright, well-proportioned accommodation and an excellent standard of contemporary living in one of Edinburgh's most popular neighbourhoods. At the heart of the home is the generous kitchen/diner/family room, which provides an ideal setting for both everyday living and entertaining. The kitchen is well appointed, with plenty of space for dining and relaxing, while the adjoining public space enjoys an inviting and comfortable feel.

There are two generously sized bedrooms, both offering excellent proportions and flexibility. The principal bedroom benefits from its own en-suite shower room, while a stylish main bathroom serves the second bedroom and guests. The property is presented in excellent condition throughout and requires no modernisation, making it an appealing option for buyers looking for a home that is ready to move into.

Further benefits include gas central heating and double glazing, helping to create a peaceful and comfortable environment despite the convenient City Centre location. Residents also enjoy access to communal gardens, permit parking, and particularly generous and well-maintained communal areas and lift. The development benefits from a high standard of cleaning and upkeep, adding to the overall sense of quality.

Location

Situated in the vibrant Shore area of Edinburgh, the property enjoys the best of both urban and waterfront living. The neighbourhood is renowned for its excellent selection of stylish bars, award-winning restaurants, cafés and independent shops, while everyday amenities are also close at hand.

For commuters, tram and bus stops are just a few minutes' walk away, providing easy access across Edinburgh and into the City Centre. The Water of Leith walkway and Links cycle paths are also nearby, offering attractive routes for walking, running and cycling.

Viewing Details

By appointment contact Simpson & Marwick



EPC: B (82)

Council Tax - E

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