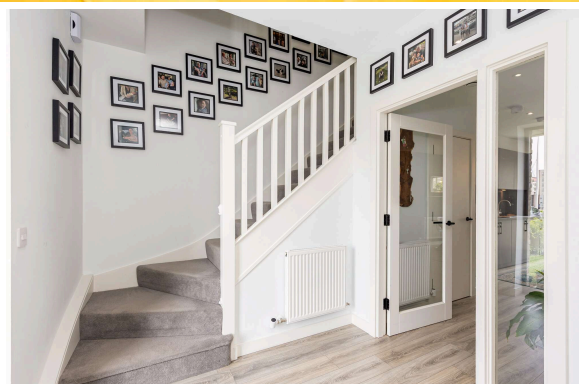




22 South Carron Crescent
LEITH | EDINBURGH | EH6 7FX


warners
solicitors & estate agents



22 South Carron Crescent

LEITH | EDINBURGH | EH6 7FX

Set within a sought-after modern development in the heart of Leith, this exceptional three-storey townhouse offers beautifully presented contemporary accommodation, thoughtfully designed to provide spacious and versatile living, complemented by excellent natural light throughout.

The ground floor opens into a welcoming reception hall with useful built-in storage, leading through to an impressive open-plan living space incorporating the kitchen and dining area. Currently configured to suit the existing owners' lifestyle, this wonderfully adaptable room offers excellent flexibility and could easily accommodate a comfortable lounge area if desired, making it perfectly suited to both everyday family living and entertaining. French doors open directly onto the rear garden, enhancing the sense of space and allowing natural light to flood the room. A convenient WC/utility room and additional storage complete this level.

The first floor hosts an elegant formal sitting room featuring a Juliette balcony, creating a bright and airy atmosphere while offering an attractive outlook. Also positioned on this floor is the generous principal bedroom, which benefits from its own Juliette balcony, a walk-in dressing area, and a stylish en-suite shower room.

On the top floor, there are two further spacious double bedrooms, both fitted with built-in wardrobes, alongside a contemporary family bathroom and additional hallway storage.

Externally, the property further benefits from private residents' parking and a beautifully maintained private rear garden enjoying a desirable south-east facing aspect. Thoughtfully landscaped, the garden features a paved seating area, ideal for outdoor dining and entertaining. Additional features include gas central heating and double glazing throughout.

- Sought-after modern development in the heart of Leith
- Spacious and flexible three-storey townhouse
- Open-plan kitchen/living space with garden access
- Principal suite with en-suite, dressing area & Juliette balcony
- Three double bedrooms with excellent storage
- Private south-east facing garden and residents' parking

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Energy Rating B. Council tax band F.

Included in the sale will be all blinds and curtains, integrated appliances (fridge freezer, dishwasher, oven and hob).

There is a factor fee of approximately £700 per year.

The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.



