



98 Lawrie Reilly Place
LEITH | EDINBURGH | EH7 5FG


warner's
solicitors & estate agents



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Warners are delighted to present to the market this beautifully maintained two-bedroom terraced home, finished and presented to an exceptionally high standard throughout.

Occupying a peaceful cul-de-sac position within the highly regarded Urban Eden development, this charming home enjoys an attractive setting surrounded by beautifully manicured communal grounds, while being conveniently located just moments from the city centre.

Offering a bright, spacious and contemporary interior, the property provides an ideal combination of stylish modern living and outdoor space, including a private rear garden with patio and lawn, perfect for relaxing or entertaining.

On the ground floor, the accommodation centres around an impressive open-plan kitchen, living and dining area, creating a sociable and versatile space for everyday living. A sliding patio door provides direct access to the peaceful rear garden, allowing plenty of natural light into the room.

The fully fitted kitchen is well equipped with a washing machine, dishwasher, fridge, freezer, breakfast bar, electric hob, oven and fan, together with useful under-stair storage.

Also located on the ground floor is a generously proportioned WC, complete with heated towel rail, along with a separate boiler cupboard.

Upstairs, there are two well-proportioned bedrooms, providing comfortable and versatile accommodation. The stylish family bathroom features a bath with shower over, complemented by a heated towel rail.

Further benefits include a useful attic space, private rear garden with patio and lawn, and ample residents' parking

- Immaculately presented two-bedroom terraced home
- Prestigious Urban Eden development in a quiet cul-de-sac
- Moments from the city centre
- Bright, spacious open-plan living/kitchen/dining area
- Private rear garden with patio and lawn
- Ample residents' parking & useful attic space

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



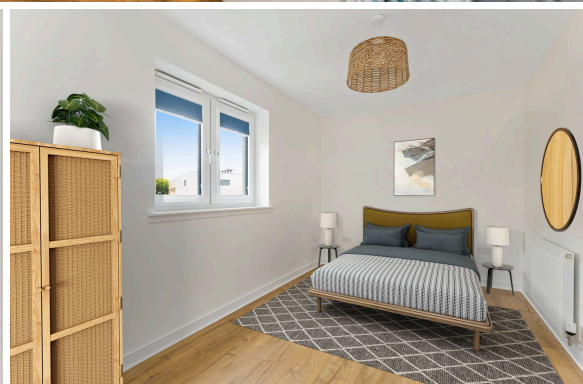
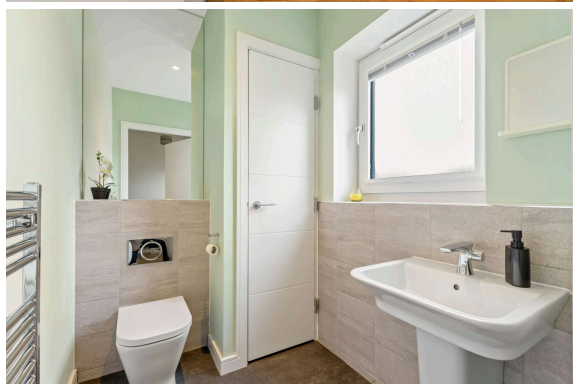
Council tax band D, EPC rating B

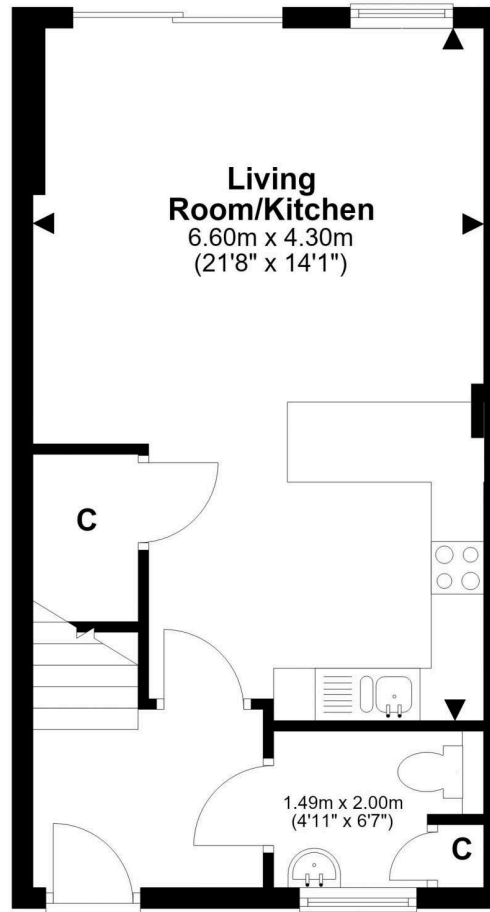
Factor - approx £50 per quarter.

Items to be included in sale ;all fitted kitchen appliances - oven, hob, cooker hood, fridge, freezer, dishwasher and washing machine. All blinds, light fittings & shades. Bench & wooden planter at front door. Table, sun umbrella, bench, 11 wooden planters , 2 wooden chairs and bike store in rear garden.

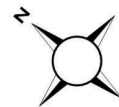
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

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.

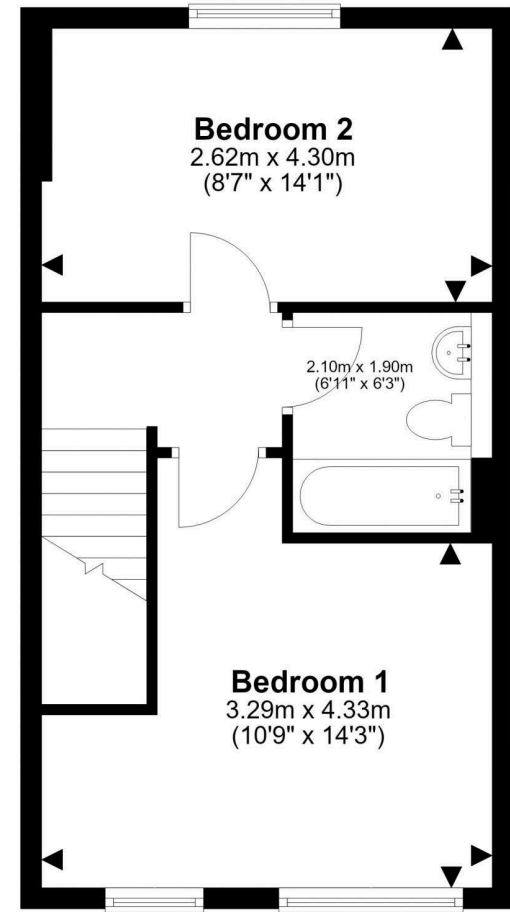




Ground Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



First Floor