



Flat 6, 6 Couper Street, Edinburgh, EH6 6HH

Well-Presented and Spacious One-Bedroom Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] find your happy Zoopla

Property Description

Well-presented and spacious one-bedroom flat, ideally suited to a range of buyers and investors. Ideally situated within the vibrant and sought-after Leith area of Edinburgh, offering a wealth of local amenities, cafés, bars and restaurants.

The accommodation comprises a bright and comfortable living room, fitted kitchen, one double bedroom, shower room and two useful hallway storage cupboards.

Further benefits include contemporary lighting, triple glazing with tinted glazing and electric heating, providing comfort and convenience throughout. Residents can also enjoy access to a well-maintained community deck/garden area, along with the valuable benefit of a communal car park with access via a controlled gate and secure communal bicycle storage. CCTV and fire alarm systems installed and maintained to support site security and safety.

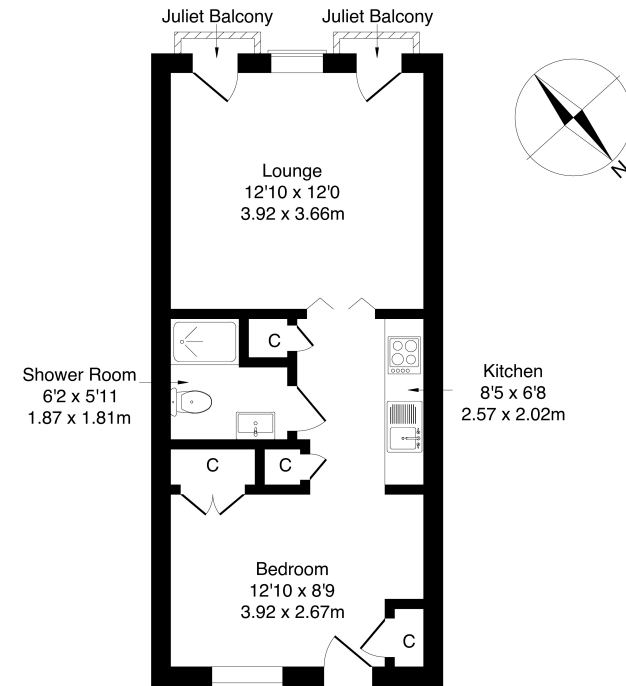
Excellent transport links provide easy access to Edinburgh city centre and surrounding areas, with regular bus and tram services available nearby.

Welcoming you into the property, you are led through to the living room, situated to the rear of the property. The living room is finished with contemporary flooring and light, tasteful décor, while further featuring two Juliet balconies, perfect for added entertainment. The kitchen has been finished to a modern standard, featuring sleek countertops with a stainless steel sink and drainer, an electric oven/ microwave and induction hob, along with an integrated fridge with freezer compartment and a washing machine in one of the cupboards.

The bedroom continues the matching contemporary flooring from the living room, with the space finished to a beautiful standard and further benefiting from space for additional freestanding furniture, as well as a built-in cupboard ideal for further storage. Completing the property is the shower room, which features a three-piece suite with a walk-in shower, further benefiting from underfloor heating.



6/6 Couper Street, Edinburgh, EH6 6HH



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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.