

17/6 Stead's Place

LEITH, EDINBURGH, EH6 5DY



BRIGHT TWO-BEDROOM FLAT WITH EN-SUITE, BUILT-IN STORAGE, COMMUNAL GARDENS AND REAR PARKING IN A CONVENIENT LEITH LOCATION



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Welcoming this bright and well-presented two-bedroom flat offering generous accommodation, useful storage and access to attractive communal grounds in a highly convenient Leith location. The property is accessed via a secure entry system with buzzer and key access, leading into a welcoming, bright and spacious communal stairwell.

Internally, the hallway provides access to all areas of the flat and is finished in crisp white décor with premium strand-woven bamboo flooring throughout, creating a clean and contemporary feel. A useful storage cupboard adds further practicality. The living room is well proportioned, bright and inviting, finished in fresh white décor and enhanced by an abundance of natural light.

The Property



The kitchen is fitted with wooden cabinetry and a full range of integrated appliances, including a fridge freezer and dishwasher. A window allows natural light into the room, helping to create a bright and functional cooking space.





Both bedrooms are well sized, bright and finished in white décor, with each benefiting from built-in storage. The primary bedroom also enjoys the added convenience of a private en-suite shower room, finished in neutral tones.







Bedroom 2

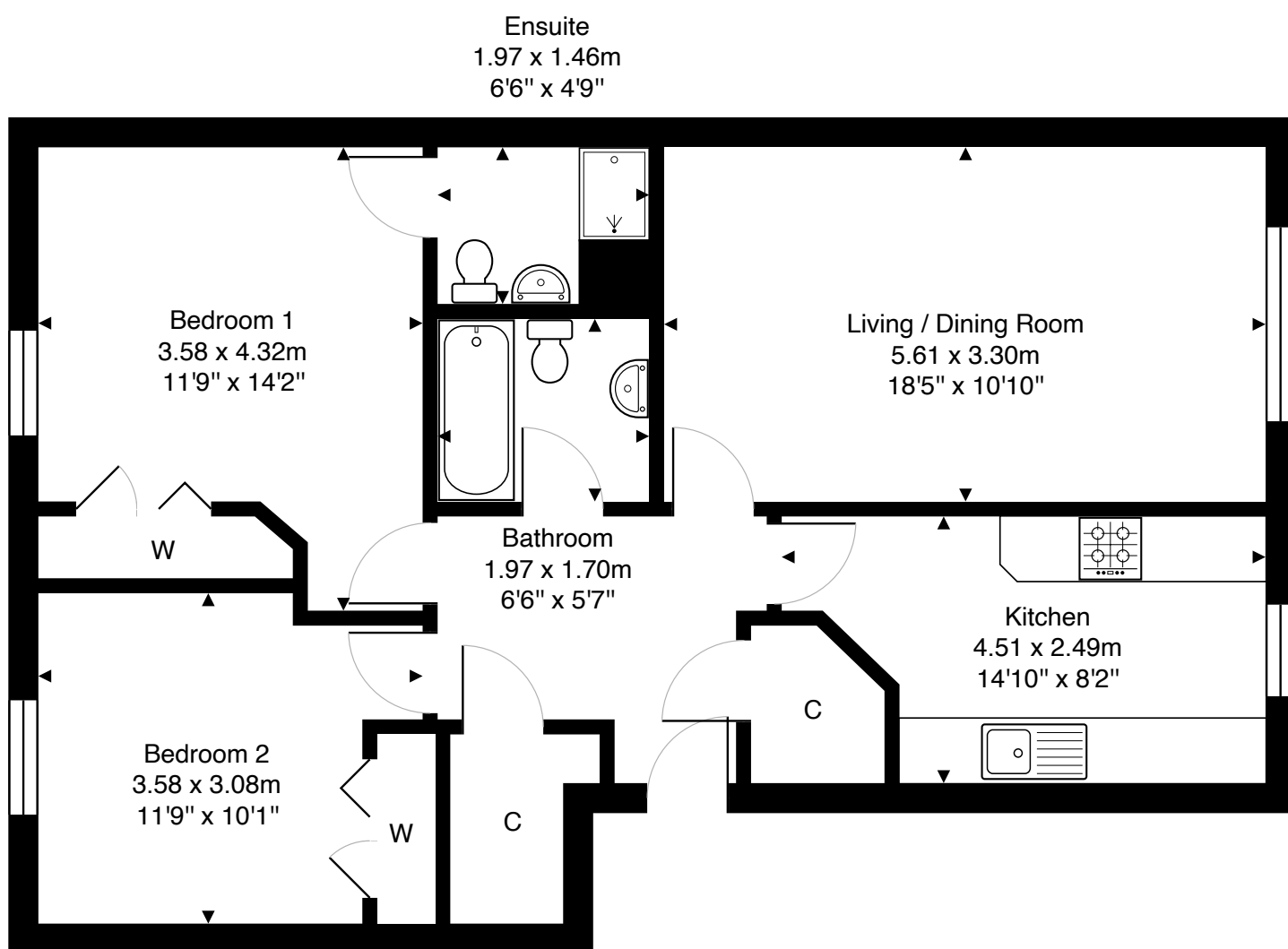




The main bathroom has a warm, traditional feel, with a cream-coloured suite, matching tiling around the bath and an overhead shower. The soft neutral palette and classic fittings give the room a timeless and comfortable finish.







Gross internal floor area (m²): 73m²

EPC Rating: B

Externally, residents have access to communal front and rear grounds, laid mainly to lawn and complemented by mature trees and established planting. Residents' parking is also available within the development.

With its bright interiors, two bathrooms, built-in storage, communal gardens and convenient Leith setting, 17/6 Stead's Place presents an excellent opportunity for first-time buyers, professionals, couples or investors.



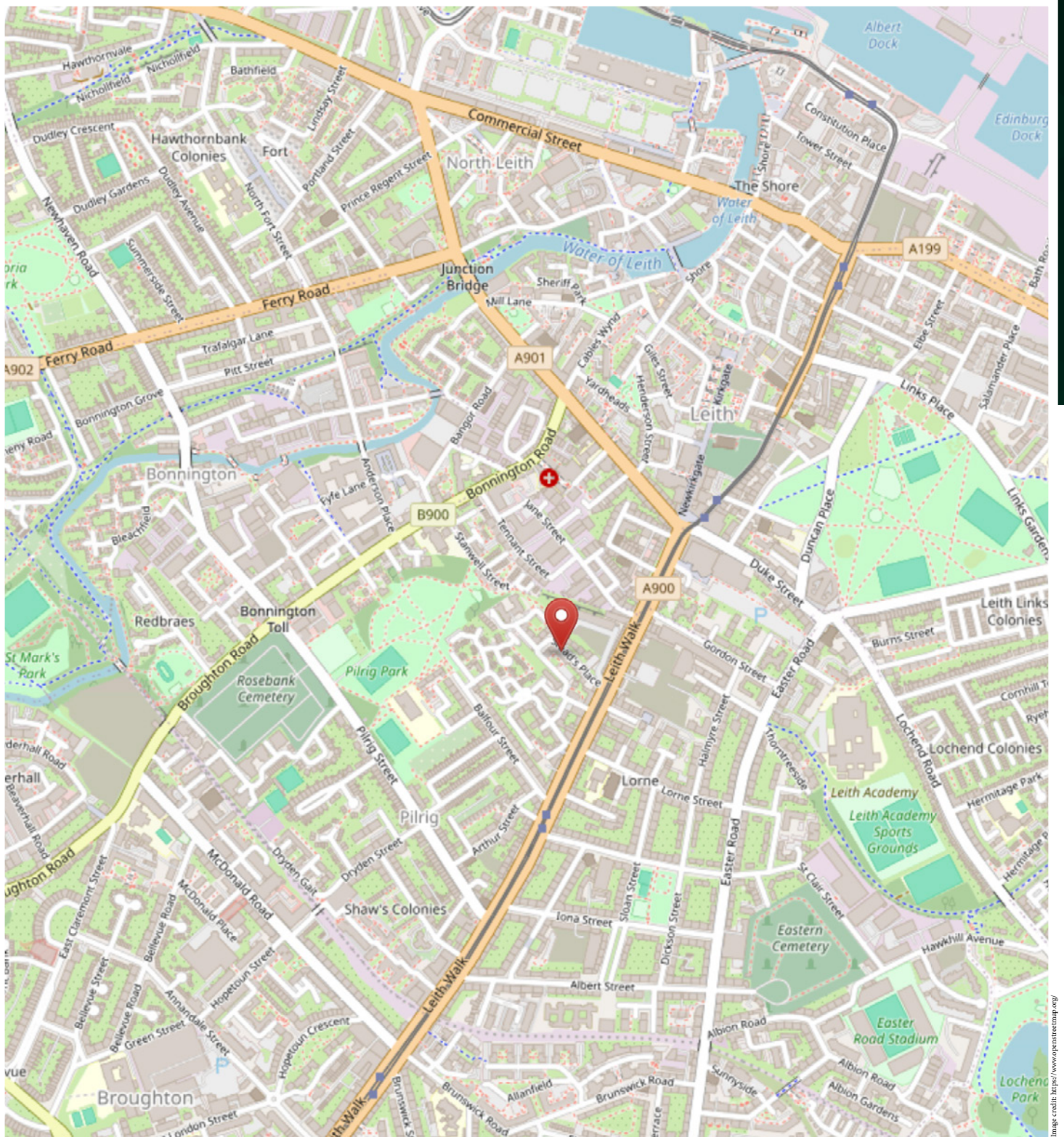


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

The Location



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Exchange
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THE SUNDAY TIMES
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