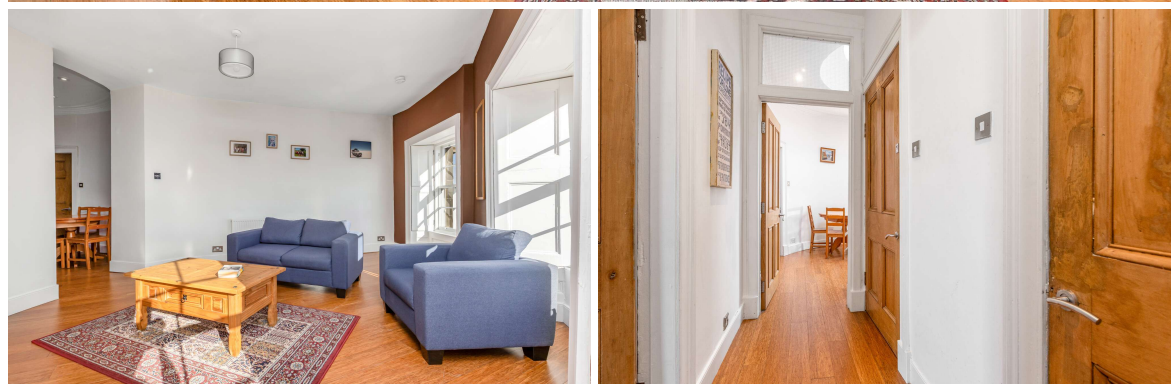




6 (3F4) Haddington Place,
LEITH WALK | EDINBURGH | EH7 4AE



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Warners are delighted to present to the market this generously proportioned one-bedroom top-floor flat, ideally positioned at the top of Leith Walk, just a short walk from Edinburgh city centre and the vibrant St James Quarter. Offering spacious and well-planned accommodation, with stunning views, the property is ideally suited to first-time buyers, professionals or investors seeking a well-connected city home.

The accommodation comprises a welcoming entrance hallway with useful storage, a particularly impressive and generously proportioned living room, and a well-equipped kitchen/dining room with beautiful period cupola providing natural light and making this an excellent space for both everyday living and entertaining. The spacious double bedroom offers ample room for freestanding furniture, while a contemporary bathroom with shower and a separate WC complete the accommodation.

- Spacious one-bedroom top-floor flat
- Generous living room
- Well-equipped kitchen/dining room
- Excellent central location at top of Leith Walk
- Short walk to city centre & St James Quarter
- Superb amenities & transport links nearby
- Shared garden to rear of property
- Utility room
- Solid wood bamboo flooring throughout

Council tax C. Energy Rating C

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

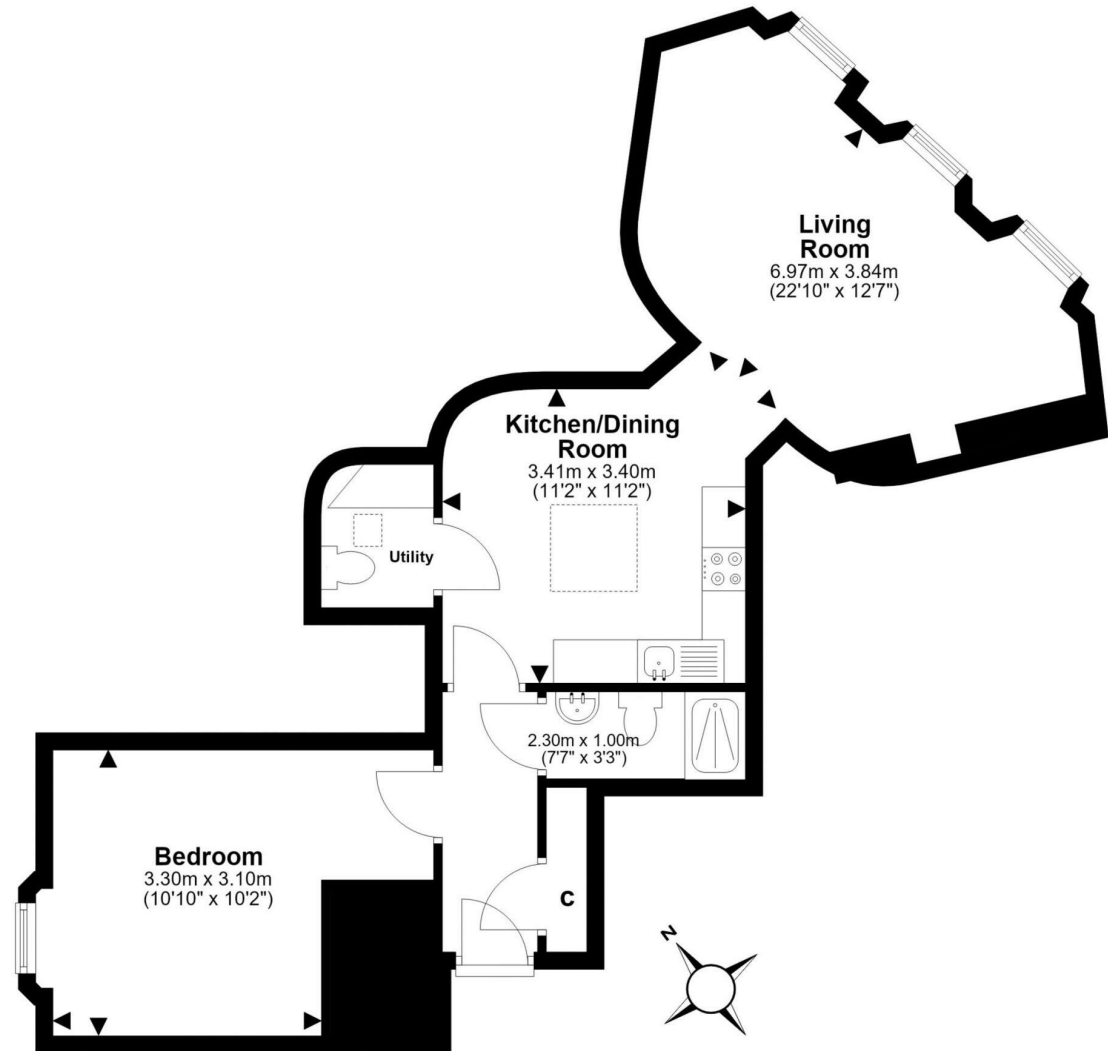


All fixtures, fittings, integrated kitchen appliances, curtains, blinds will be included in the sale.

Other items of furniture are available under separate negotiations.

Wonderfully situated between the areas of Broughton and Leith Walk, and just a short distance from Princes Street's east end, Haddington Place has copious amenities right on the doorstep. A large variety of bars, restaurants and cafes provide entertainment options galore, whilst specialist and independent shops abound. For the shopping enthusiast, The St James Quarter is a very short walk away, with Princes Street and George Street just beyond. An excellent bus service runs through the area, with the tram line providing a direct route to Leith and Newhaven, and also a convenient direct line to the airport. Waverley Station is also easily reached on foot, or by public transport, and roads lead out of the city to the A1 and City Bypass. Leisure opportunities include nearby Leith Links, and walking and cycle routes by the Water of Leith and Holyrood Park.





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.