



FLAT 6,4 THORNTREESIDE

LEITH WALK, EDINBURGH, EH6 8FF





PROPERTY SUMMARY

Bright, well-presented and centred around a sociable open-plan living space, this contemporary fourth-floor flat offers an excellent city home within a popular modern development and comes with a private balcony and residents' parking.

Accessed via a secure entry with lift service, the front door opens into a spacious and welcoming reception hallway with built-in storage. The comfortable living and dining area opens onto a private balcony and flows into a modern and fully integrated kitchen. The city home offers two double bedrooms, both with fitted wardrobes, with the larger bedroom boasting an en-suite bathroom with a shower-over-bath. A contemporary shower room, gas central heating and double glazing complete the accommodation. Externally, residents have access to maintained communal gardens as well as private parking.

Extras: All fitted floorcoverings, light fittings and integrated appliances are included in the sale.



FEATURES

- Contemporary development in sought-after Leith
- Fourth-floor flat with lift access
- Large entrance hall with useful storage
- Bright open-plan living and dining room with balcony access
- Modern fitted kitchen with integrated cooking appliances
- Two well-proportioned double bedrooms with wardrobes
- En-suite bathroom and separate modern shower room
- Landscaped, communal garden grounds
- Private, residents' parking
- Gas central heating and double glazing
- Factoring:

FLAT 6,4 THORNTREESIDE

LEITH WALK, EDINBURGH, EH6 8FF



CLICK HERE
for a virtual tour of the property



A sociable open-plan design filled
with light and direct access to a
private balcony area



Leith, Edinburgh

Leith Walk sits within one of Edinburgh's most vibrant and best-connected neighbourhoods, linking the city centre with Leith and the waterfront. The area has an energetic mix of cafés, restaurants, bars, supermarkets and independent shops, creating a lively day-to-day atmosphere, while nearby open spaces such as Pilrig Park and Leith Links offer welcome room to relax outdoors.

For leisure, residents are well placed for the waterside appeal of The Shore, the retail and entertainment offering at Ocean Terminal, and the wider cultural, dining and shopping attractions of central Edinburgh. Schooling is available from nursery through to secondary level in the surrounding area, with a broad choice of further education and independent schooling across the city.

Transport is a particular strength, with frequent bus services and tram stops along Leith Walk providing straightforward connections into the city centre, towards Newhaven and out to Edinburgh Airport. Waverley Station is also easily reached, making this an excellent base for commuters and for anyone seeking a convenient capital address.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



EPC
RATING

B

COUNCIL
TAX BAND

D