



68/2, Lome Street, Edinburgh, EH6 8QF

Beautifully Presented, One-Bedroom, Ground-Floor Flat

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

espc rightmove[®] Zoopla
find your happy

Property Description

Beautifully presented, one-bedroom, ground-floor flat, forming part of a traditional stone-built tenement. Located in the vibrant Leith area, to the north-east of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, a double bedroom, shower room and a WC.

A highly popular city centre location, this ideal starter home features an upgraded, stylish fitted kitchen and bathroom suites. Additionally, it features contemporary flooring and decor, gas central heating, double glazing, and a secure entry system.

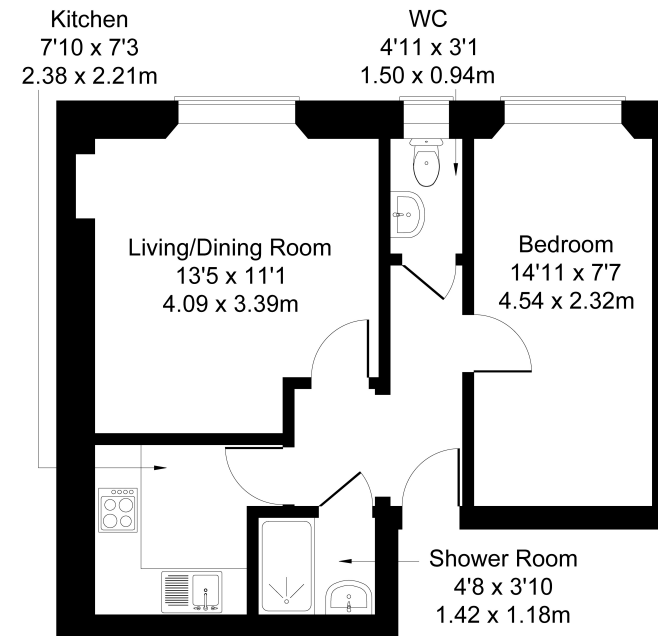
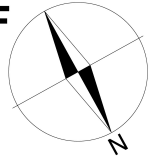
Externally, there is a fenced garden area at the front for privacy, a shared garden to the rear, and zoned parking to the front and surrounding streets.

The entrance hall provides access to the property and features a secure entry handset, with modern flooring continuing through to the lounge and WC. The well-proportioned living room offers a shelved press cupboard, a wall-mounted TV point, and a central pendant light fitting. Positioned internally, the stylish modern kitchen is well equipped with an integrated washing machine, fridge/freezer, electric oven and hob, complemented by contemporary flooring and a spotlight fitting.

The carpeted double bedroom provides ample space for freestanding storage and offers flexibility for various furniture arrangements. The upgraded shower room is fully tiled and benefits from spotlighting, a wall-mounted washbasin unit and a rainfall shower head with a separate handset. Completing the accommodation, the separate WC features a front-facing window and is fitted with a practical two-piece suite.



68/2 Lorne Street, Edinburgh, EH6 8QF



Ground Floor

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

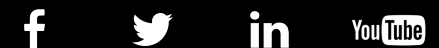
6 Redheughs Rigg, Edinburgh, EH12 9DQ

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.