

SIMPSON & MARWICK



63 Iona Street, Leith, Edinburgh, EH6 8SR



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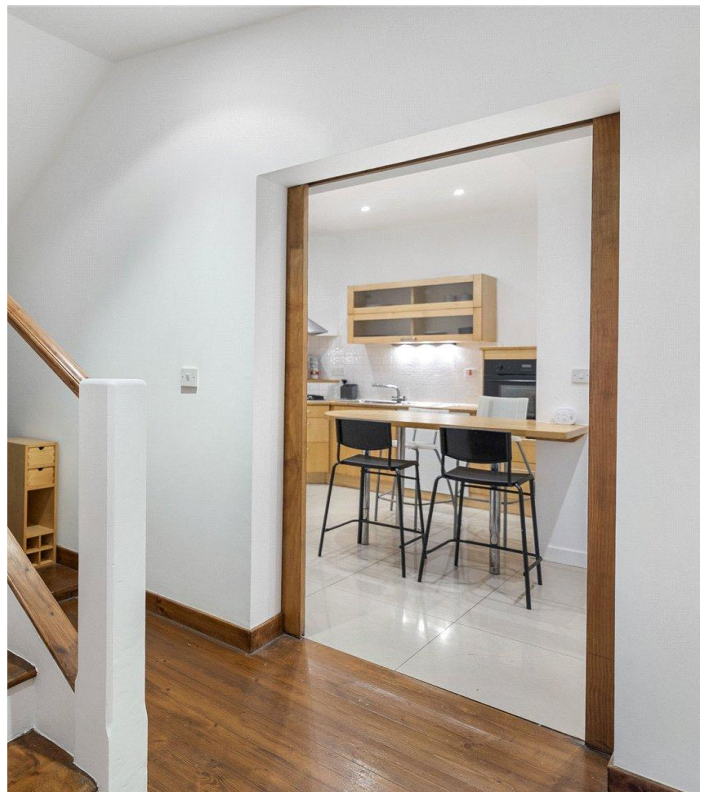
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EPC: C (77)

Council Tax - B

Main door 2-bedroom flat in Leith with garden access.



- Two-level living
- Main door access
- Spacious sitting room & dining area
- 2 double bedrooms
- En suite bedroom and shower room
- Modern kitchen
- Separate utility room
- Communal garden access

This superb two-bedroom, main door flat spans two levels, offering versatile living in vibrant Leith.

Located on the ground floor, both bedrooms are well-proportioned, one with en-suite bathroom and the second with access to a spacious shower room. Descending to the lower ground floor, there is a spacious hall with study area and wide sliding doors into a modern kitchen equipped with a breakfast bar, ample storage and integrated appliances. The spacious living and dining room has double doors to the communal garden area. This level also has a utility room and a convenient separate WC.

The property's energy efficiency is bolstered by double glazing and efficient gas central heating, ensuring year-round comfort.

There is good on-street parking with permits or meter.

Location

Situated on a quiet residential street just off vibrant Leith Walk, the property enjoys an enviable location within easy reach of Edinburgh city centre and the historic waterfront district of Leith, renowned for its thriving independent cafés, award-winning restaurants, eclectic shops and lively cultural scene, with excellent transport links on the doorstep.

Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale.

Viewing Details

By appointment contact Simpson & Marwick.



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For identification purposes only.
Not to scale.

63 Iona Street
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Approx. Gross Internal Area:
1173.27 Sq Ft (109 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		