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149 GF Constitution Street,
Leith, Edinburgh, EH6 7AD







A stylish garden flat which boasts a private garden to the rear and offers a beautiful walk in home in a sought after location

2 Bed | 1 Bath | 1 Reception

A stylish garden flat which boasts a private garden to the rear, forming part of a handsome B listed building situated in the sought after area of Leith. This superb property offers a beautifully presented walk in home, ideally located close to excellent amenities and the Foot of the Walk tram stop, providing direct access to the City Centre and Edinburgh Airport. The spacious sitting room/ dining room offers a welcoming and versatile space, while the contemporary fully fitted kitchen features a breakfast bar island with attractive feature lighting. The principal double bedroom has window overlooking the garden, and the second double bedroom provides direct access to the garden which can also be accessed from the entrance hallway. A modern shower room completes the accommodation. The property further benefits from gas central heating and double glazing.

Features

- Sitting room/dining room
- Kitchen with breakfast bar island
- Two double bedrooms
- Modern shower room
- Gas central heating
- Double glazing
- Private garden
- Residents permit parking nearby
- EPC Rating C

Offers Over £300,000

Constitution Street,
Edinburgh,
Midlothian, EH6 7AD

SquareFoot

Approx. Gross Internal Area
924 Sq Ft - 85.84 Sq M
For identification only. Not to scale.
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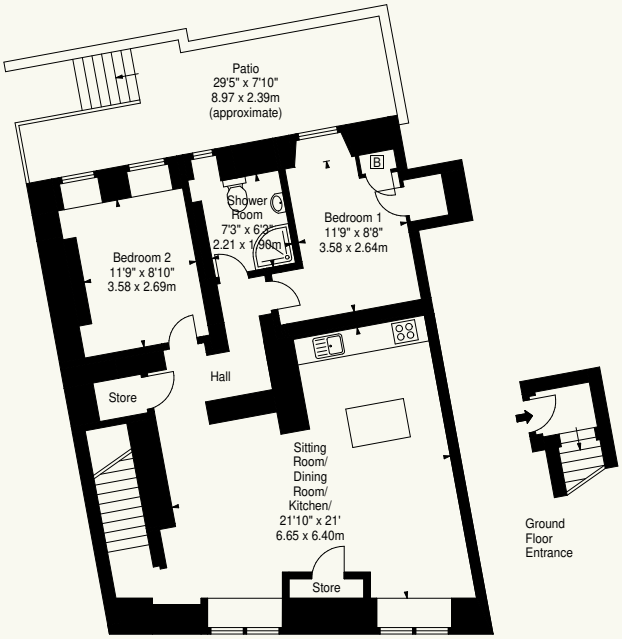





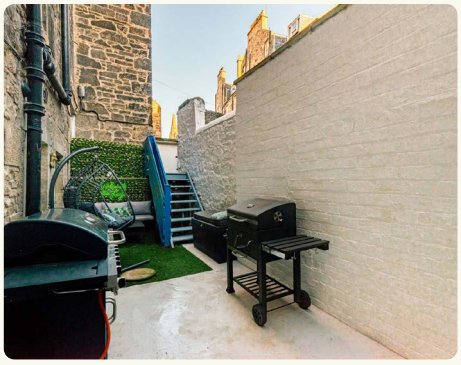

Leith, a historic port and once a separate Burgh, is now very much a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. Home to The Royal Yacht Britannia, there is a wonderful variety of trendy restaurants (including three Michelin starred restaurants), galleries, bars and bistros, all within walking distance, as is the popular Shore area. Leith Walk offers an eclectic mix of small speciality shops as well as a large branch of Tesco and Leith Farmers' Market (every Saturday) is the perfect place to pick up fresh local produce. The property is located close to the open expanse of Leith Links and there are also various local access points to the city's cycle path network and the Water of Leith walkway. Also within easy reach are the designer shops on George Street, Harvey Nichols, John Lewis and the St James Quarter. The Omni Centre at the east end of Princes Street plays host to a multi screen cinema, a Nuffield Health Gym and Leisure Club and a number of eateries. The Playhouse Theatre is next door and is also surrounded by a range of restaurants. Princes Street and the city centre are readily accessible via regular public transport services which also serve many other parts of the city. The Foot of the Walk tram stop offers direct, quick and easy access to Edinburgh Airport.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.