

RALPH SAYER
SOLICITORS & ESTATE AGENTS

15/2 Pattison Street

Leith, Edinburgh EH6 7HF

15/2 Pattison Street

Set within a contemporary development in popular Leith, this well-presented ground-floor flat offers a practical two-bedroom layout and the added benefit of residents' parking with an allocated space. Its single-level design offers ease of mobility, while the generous open-plan reception area creates a bright and sociable heart to the home.

The flat is entered via a hall with a useful separate boot room/store. From here, the bright open-plan living space with a curved bay window and an adjoining fitted breakfasting kitchen provides plenty of room for relaxing, dining and entertaining. The kitchen is arranged with ample fitted units, good worktop space and a breakfast bar for casual meals.

There are two bedrooms, including a comfortable double and a versatile second room that also works well for guests or home working. A modern bathroom completes the accommodation. Outside, the development enjoys communal garden grounds, and the flat further benefits from residents' parking with 2 permits

Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale.

Features

- Ground-floor flat in a popular Leith setting
- Modern development with communal garden grounds
- Practical single-level layout offering ease of mobility
- Entrance hall with a useful separate boot room/store
- Bright open-plan living area framed by a bay window
- Adjoining breakfasting kitchen with fitted units and good worktop space
- Breakfast bar for casual dining and entertaining
- Two double bedrooms with built-in wardrobes
- Modern bathroom
- Residents' parking with 2 permits
- Gas central heating and double glazing
- Warm wood flooring in the living space
- Factor: FirstPort - approximately £79 per month









Bright open-plan living space with a bay window and a fitted breakfasting kitchen











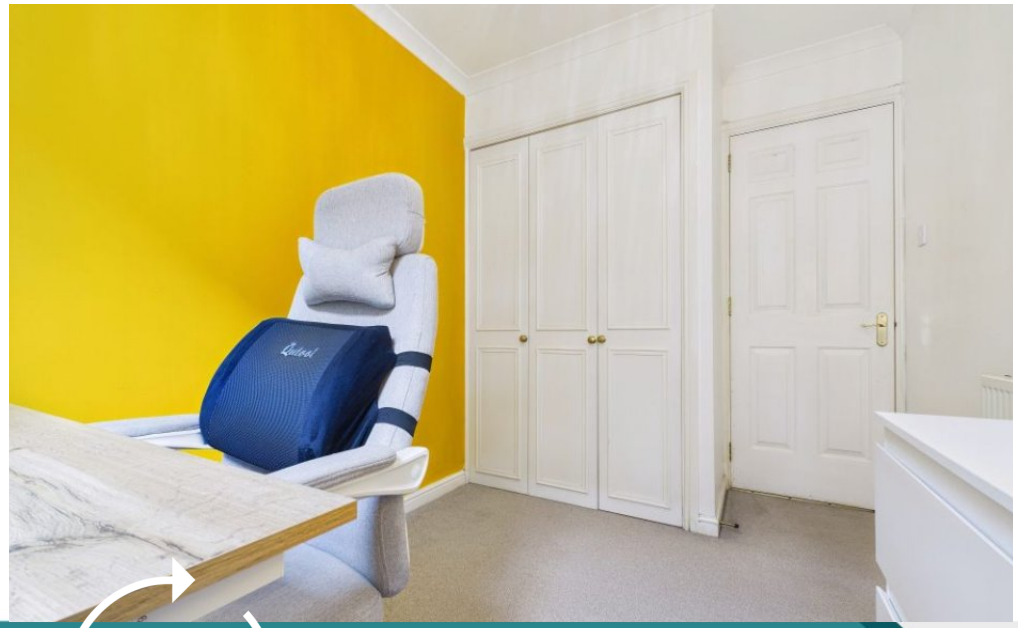



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Leith, Edinburgh

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants.

There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios.

The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym.

Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line which is less than a 5 minute walk away that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.

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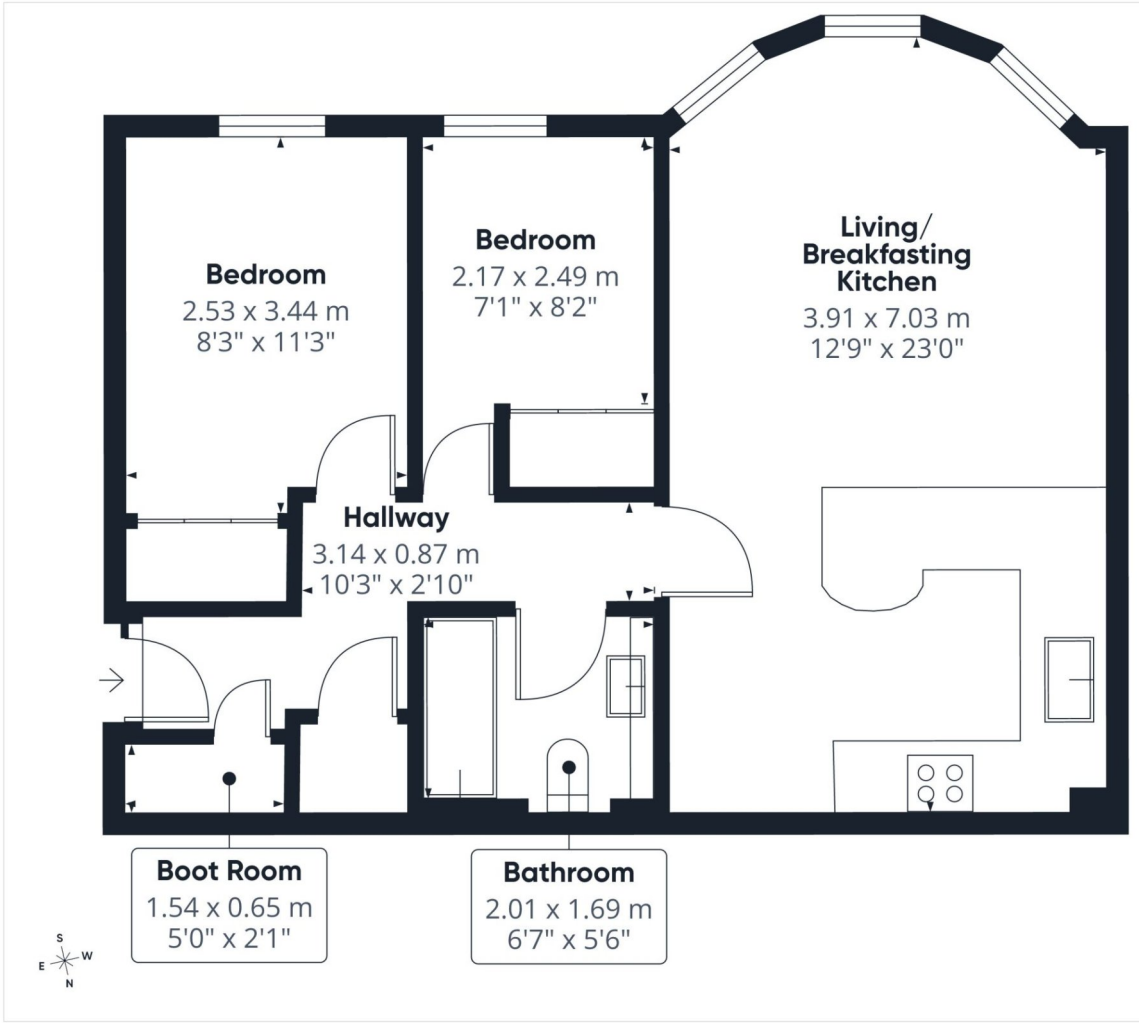
Floorplan



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Approximate total area(1)
53.8 m²
580 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

Council Tax Band:	EPC Band:	Home Report Value:
C	C	£225,000