

COULTERS[®]

10/7 St Clair Road
Leith, Edinburgh
EH6 8JJ



Presented in an immaculate, move-in condition, this well-proportioned flat is situated on the third/top floor of an attractive modern development in Leith and offers two double bedrooms, two bathrooms, a spacious reception room with Arthur's Seat views, and contemporary interiors. Externally, the development comes with a shared garden and private residents' parking.





The property comprises:

- Attractive, modern development
- Pristine, contemporary interiors
- Third/top-floor flat
- Secure shared stairwell
- Entrance hall with excellent storage
- Living/dining room with Arthur's Seat views
- Stylish, monochrome kitchen
- Two double bedrooms with fitted wardrobes
- One en-suite shower room
- Separate shower room
- Large loft space
- Shared garden
- Private residents' parking
- Secure bin and bike stores
- GCH and DG

A secure shared stairwell takes you to the flat's front door on the third/top floor, where you are welcomed inside by an inviting hall, which immediately sets the tone for the pristine accommodation to follow and incorporates excellent built-in storage.

On your left, you step into a generous reception room, spanning the width of the flat and therefore offering excellent potential for a variety of furniture layouts catering for both relaxation and dining. The room enjoys crisp-white décor and a wood-styled floor, and a large south-facing window floods the room with sunny natural light and frames iconic Arthur's Seat

views. Next door in the kitchen, contemporary matte-white cabinets are offset by gleaming granite-styled worktops and sleek black metro-tiled splashbacks, creating a modern finish which is enhanced by an integrated oven, a gas hob, and an extractor hood. Space is provided for a large freestanding fridge/freezer, whilst an undercounter washing machine is included.





At the opposite side of the hall, two double bedrooms await. The bedrooms continue the elegant, understated finish of the preceding accommodation with crisp-white walls and wood-styled floors, and both are accompanied by large, mirrored fitted wardrobes.



The master also boasts the luxury of its own en-suite shower room, fully-tiled in chic charcoal and comprising a shower enclosure, a pedestal basin, and a WC. A separate shower room, which the en-suite has been styled to match, completes the accommodation and comes replete with a double shower cubicle, a wall-mounted basin, a WC, and a chrome towel radiator.

Finally, a large loft, accessed from the hall, provides excellent storage or potential for future development, subject to the correct permissions.

Gas central heating and double glazing ensure optimum comfort and efficiency all year round.

Externally, the development enjoys a shared garden and offers its residents private off-street parking and secure bin and bike stores.

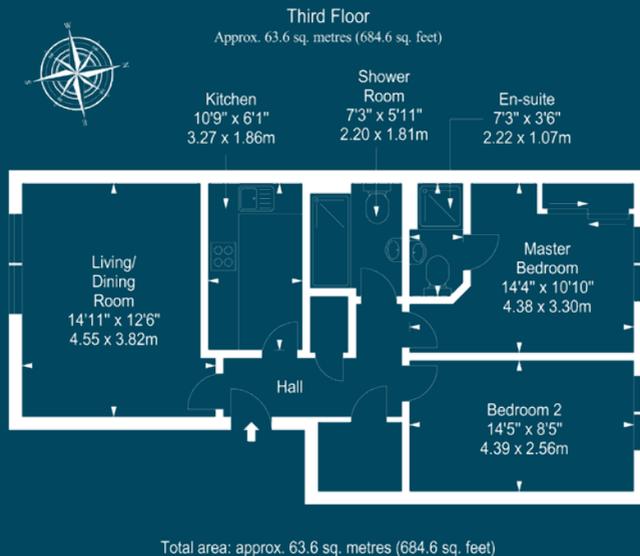
Extras: All fitted floor coverings, window coverings, light fittings, and integrated appliances to be included in the sale.

Factor: The development is managed by James Gibb for an approximate quarterly fee of £220-£250.



Location

Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre, which hosts a wide range of high street stores, as well as family restaurants, a 24-hour gym and a multiplex cinema. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Clarendon Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. Edinburgh city centre is easily accessible, day and night, by bus and there is also a direct bus link to the Edinburgh Airport. The area's school catchment area covers early years, primary and secondary education.



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Terms & Conditions

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