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## Property Summary

Immaculately presented with stylish, contemporary interiors and pristine, tasteful décor throughout, this mid-terraced townhouse is situated within the prestigious Ropeworks development in sought-after Leith, offering three bedrooms, a large living room, a spacious kitchen and dining room, two bathrooms and a separate WC. Externally, the home is accompanied by a front lawn, rear garden and unrestricted parking.

A bright, welcoming hallway with storage and a WC invites you into the home, immediately setting the tone for the interiors to follow with crisp-white décor and warm wood-styled flooring. Straight ahead, you are drawn into the open-plan kitchen and dining room, representing a fabulous sociable space for family life and dinner parties, with ample room for seated dining and a relaxed lounge area.

## Features

- Modern mid-terraced townhouse in Leith
- Part of the prestigious Ropeworks development
- Exceptionally stylish, contemporary interiors
- Hall with built-in storage and a WC
- Large living room
- Well-appointed kitchen with dining area and snug/family area
- Principal bedroom with walk-in wardrobe and en-suite shower room
- Two further double bedrooms with built-in wardrobes
- Chic family bathroom with shower-over-bath
- Southeast-facing rear garden
- Unrestricted parking
- Gas central heating and double glazing







## A southeast-facing kitchen filled with sunny natural light

The kitchen is beautifully appointed with contemporary matte-white wall and base cabinets, including a breakfasting peninsula, marble-inspired worktops, and matching splashbacks. Neatly integrated appliances contribute to the sleek, modern finish and comprise an oven, an induction hob, a fridge/freezer, and a dishwasher, whilst a washer/dryer is housed in a utility cupboard in the WC. The southeast-facing kitchen is filled with sunny natural light throughout the day and benefits from a large under-stair storage cupboard and garden access. Stairs to the first floor lead into a living room, where a spacious footprint allows for various configurations of lounge furniture, and on-trend décor is enhanced by a fitted carpet for optimum comfort underfoot.





## Three double bedrooms with built-in wardrobes

The first floor is also home to one of the property's three bedrooms, with the remaining two on the second floor, approached via a landing with built-in storage. All three bedrooms are attractively presented with neutral décor and fitted carpets. The principal boasts a walk-in wardrobe and a stylishly tiled en-suite shower room comprising a large enclosure with a rainfall showerhead and handset, a basin with vanity storage below, and a WC. The remaining bedrooms are also supplemented by built-in wardrobes and one enjoys open views encompassing Arthur's Seat.







“All three bedrooms are attractively presented with neutral décor and fitted carpets”









Finally, a chic bathroom completes the accommodation on offer and features a bath with an overhead shower and a glazed screen, a vanity unit with a basin inset, a WC, and a towel radiator, all enveloped by stylish wall and floor tiles. Gas central heating and double glazing ensure year-round comfort and efficiency, alongside a heat recovery system and an in-built fire suppression system.

Externally, the house is complemented by a favourably southeast-facing, sunny garden with a well-kept lawn, sandstone paving for outdoor dining furniture, and gated rear access. The house also has access to ample unrestricted parking.







## Leith

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, nearby public transportation to the city centre runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.



# Floorplan



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

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### Glasgow

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EPC Rating - B | Council tax band - F | Home report Value - £525,000

Extras: All fitted floor coverings, fitted blinds, integrated kitchen appliances, and washer/dryer will be included in the sale.

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

