



43 The Quilts Leith, Edinburgh EH6 5RY



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Property Summary

Peacefully located at the end of a cul-de-sac beside the idyllic Water of Leith, this exceptional five-bedroom townhouse forms part of a modern development with a highly sought-after location. It is in easy reach of the award-winning restaurants of The Shore, as well as the thriving amenities, bars, and eateries of Leith Walk. Nearby bus and tram links also ensure a speedy commute to the city centre and airport. The home itself is beautifully presented too, with neutral styling and a sharp eye for detail. It boasts a modern kitchen, bathroom, and shower room, a high degree of flexibility, and outstanding storage. The southeast-facing property also has private parking and an enclosed garden.

Inside, you are welcomed by an immaculate hall with generous storage and a convenient two-piece shower room. The living room is on the first floor, enjoying tasteful accent walls paired with a neutral backdrop and a muted wood-toned floor. It has a large footprint for comfortable lounge furniture and is bathed in a cascade of natural light from twin windows framing leafy views

Features

- An exceptional townhouse in popular Leith
- Part of a sought-after modern development
- Peaceful cul-de-sac setting by the Water of Leith
- Welcoming hall with generous storage
- Bright and spacious living room
- Generously appointed dining kitchen
- Upper landings with excellent storage
- Three double bedrooms (one with storage)
- Formal dining room/additional double bedroom
- Versatile study/fifth bedroom
- Modern 3pc bathroom with overhead shower
- 2pc shower room located by the entrance
- Enclosed rear garden laid with paving
- Monoblock driveway with an EV charger
- Gas central heating and double glazing

“... large footprint for comfortable lounge furniture and is bathed in a cascade of natural light from twin windows framing leafy views.”





Generously appointed dining kitchen

Equally spacious, the ground-floor dining kitchen offers a wonderful setting for family meals and lively dinner parties. It is generously appointed too, providing ample cabinet storage in timber tones, alongside sweeping stone-inspired worktops with matching splashbacks. It comes with a gas range cooker, an American-style fridge/freezer, and a washing machine.

“...ample cabinet storage in timber tones, alongside sweeping stone-inspired worktops.”





The bedrooms

Meanwhile, the five bedrooms are located throughout the home, each room maintaining the impeccable standards found throughout. The principal, second, third and fourth bedrooms are all airy doubles, with the ground-floor second bedroom also offering the potential to be used as a formal dining room, and bedroom four coming equipped with built-in storage. The fifth bedroom, on the other hand, is a versatile space that would work equally well as a study.





“The five bedrooms are
located throughout the
home”





“Dining room/additional
double bedroom
and a versatile study/fifth
bedroom”



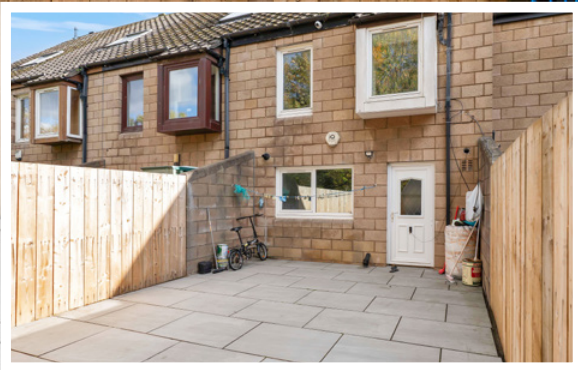


The bathrooms

A first-floor bathroom completes the interiors, featuring attractive tile work and an overhead shower.

Gas central heating and double glazing ensure year-round comfort.





Gardens and parking

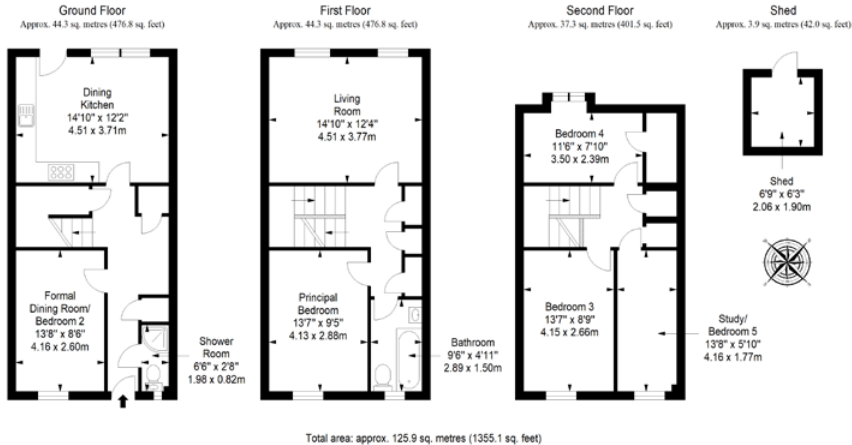
Outside, the rear garden is enclosed by a high fence and is laid with paving – perfect for summer barbecues. It also includes a shed for storage. A gated monoblock driveway to the front provides private parking and an EV charger.



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, public transportation to the city centre (two miles away) 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



EPC Rating - C | Council tax band - D | Home report Value - £425,000

Extras: all fitted floor and window coverings, light fittings, a gas range cooker, an American-style fridge/freezer, and a washing machine to be included in the sale. Wardrobes, beds, and additional furnishings are available by separate negotiation.



Price & Viewings

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