



90/3
Constitution Street
Edinburgh, EH6 6RP



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Set on the second floor of a Georgian B-listed tenement in the Leith Conservation Area, this spacious one-bedroom flat presents the best of Edinburgh city living: an exceptionally characterful period home close to shops, bars, eateries, tram links to the airport, and the open green space of Leith Links. In addition to a double bedroom with storage and a quiet off-street position, the flat's light-filled interiors offer an elegant living room with an inviting living flame fire, a well-equipped kitchen with integrated appliances and a social dining area, and a bathroom featuring a bath with an overhead shower. On-street parking in the area is regulated for residents' convenience.

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

Features

- Central city address in the Leith Conservation Area
- Spacious second-floor flat in a B-listed Georgian tenement
- Light-filled interiors retaining elegant period character
- Communal stairwell and secure entry system
- Entrance hallway
- Generous living room with storage and living flame fire
- Kitchen with integrated appliances and dining area
- One rear-facing double bedroom with storage
- Bathroom with shower-over-bath
- On-street parking (Controlled Parking Zone N8)
- Gas central heating and sash windows (with functional shutters)

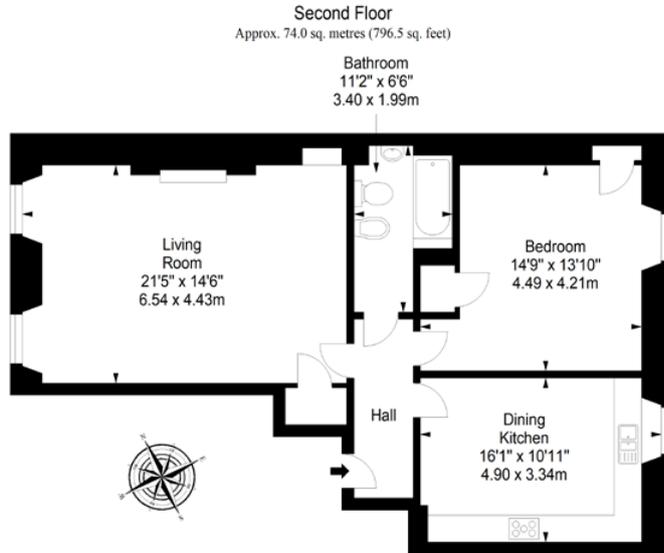








Floorplan



Total area: approx. 74.0 sq. metres (796.5 sq. feet)

EPC Rating - C | Council tax band - C | Home report Value - £275,000



Price & Viewings

Please refer to our website
www.watermans.co.uk

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espc
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