



4/10, Stead's Place  
Leith, Edinburgh  
EH6 5AD



Please contact us for  
more information:

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## Summary

Superbly located in the vibrant heart of Leith, this well-presented third-floor flat enjoys an exceptionally convenient location with excellent access to transport links, everyday amenities, and nearby green spaces. The area is known for its lively waterfront, independent cafés, restaurants, and strong community feel, all within easy reach. The flat offers bright, modern accommodation including a light-filled living room with a fireplace and Juliette balcony, a fitted kitchen with quality finishes, and two double bedrooms with built-in wardrobes. Residents also benefit from communal gardens, private allocated parking, and gas central heating, all within easy reach of central Edinburgh.

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

## Features

- Third-floor flat in Leith
- Near transport links, shops and green spaces
- Attractively presented modern interiors
- Secure phone entry system and shared stairwell
- Entrance hall with storage
- Sunny living room with a fireplace and a Juliette balcony
- Kitchen with fitted units, downlighters and quality worktops
- Two double bedrooms with built-in wardrobes
- Bathroom with overhead shower
- Communal Garden
- Private Allocated Parking
- Gas central heating and double glazing

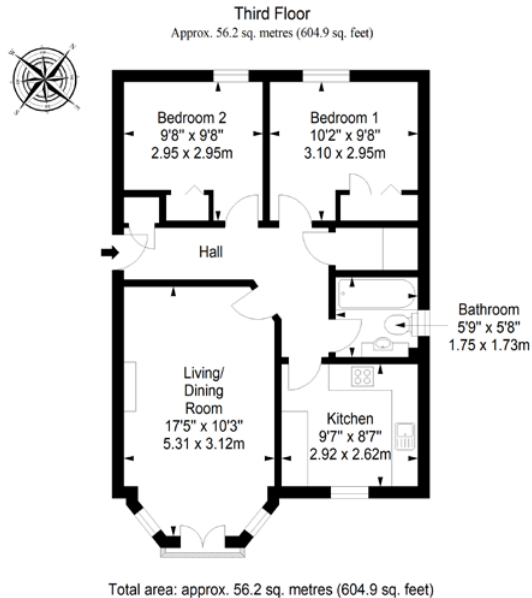








## Floorplan



EPC Rating - C | Council tax band - D | Home report Value - £225,000



## Price & Viewings

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

### Edinburgh

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