

Stunning four bedroom apartment

Situated a short walk from The Shore



63/1 Madeira Street

Edinburgh, EH6 4AX



Scan Here!



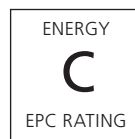
3 BED



1 BATH



ON STREET



ENERGY

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EPC RATING

Leith, Edinburgh



Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a Post Office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.

Leith is an established, independent community and well connected to the city centre. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries and choice of dentists.

The Shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has

become a particularly fashionable area. The area offers a blend of historic buildings and modern developments, famous for its fine restaurants, cafes and bars including the vast majority of the city's Michelin-starred restaurants. From here, it is a simple matter of a 25 minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the East. In both these directions, there are ultimately links with the city by-pass.

Leith also has its own primary and secondary schools, the Academy being a community high school with access to adults during the day and evenings.



63/1 Madeira Street



"...The kitchen diner has been recently re-fitted to include a good range of contemporary floor and wall mounted units with a complimentary worktop..."

Part Exchange available! We are delighted to present to the market this fantastic four bedroom first floor flat in the heart of Edinburgh's Leith area. Whilst enjoying a degree of seclusion and privacy within this leafy pocket of Leith, this charming property is superbly positioned just a stone's throw away from the lively Shore. Here one will find top class restaurants, bars and boutique shops. Viewing of this property is highly recommended.

Occupying a preferred first floor position within this traditional building in a highly sought after pocket of Edinburgh, is this beautiful four bedroom flat - presented to the market in walk-in-condition. A wealth of period detailing has been retained, most noticeably cornice work, fire place and hard wooden floors, which will no doubt appeal to the discerning buyer.

The flat has been designed to maximise the natural available light to create a modern ambience, and has been decorated throughout with a contemporary neutral theme. As one would expect, room dimensions are very generous and the accommodation has been arranged to offer both

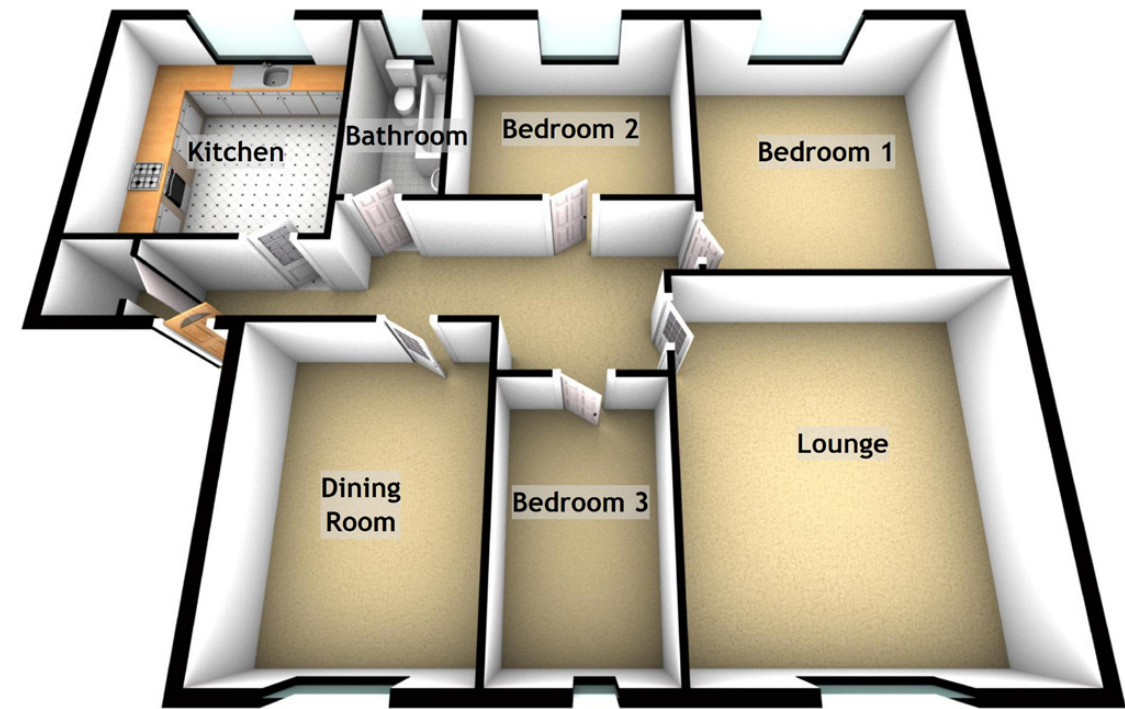
flexibility and individuality.

The entrance hall provides access to all rooms. The immediately impressive lounge is a generous size and is flooded with natural light. This room further benefits from stunning cornicing and beautiful fire place. The kitchen diner has been recently re-fitted to include a good range of contemporary floor and wall mounted units with a complimentary worktop. It further benefits from an integrated oven, dish washer, washing machine and electric hob.

There are four double bedrooms, all of which are flooded by natural light, and allow space for additional free standing furniture if required. A trendy three pieced tiled bathroom suite completes the internal accommodation. Externally the property benefits from a private garden area to the rear and a small storage cellar.

The property has gas central heating and double glazing installed throughout to ensure a warm, yet cost effective living environment all year round.



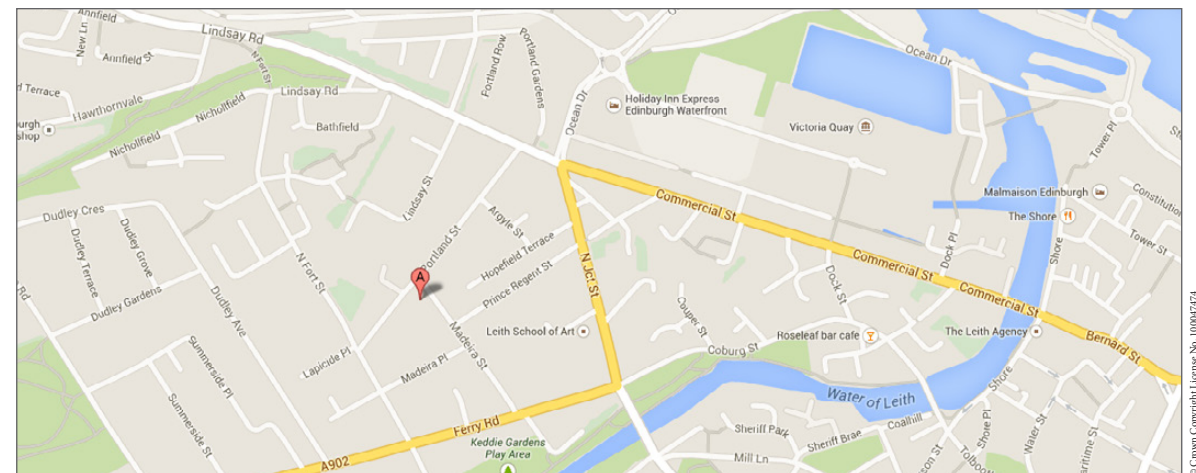


APPROXIMATE DIMENSIONS (Taken from the widest point)

Lounge	5.02m (16'6") x 4.56m (15')
Kitchen	3.71m (12'2") x 3.57m (11'9")
Dining Room	4.35m (14'3") x 3.22m (10'7")
Bedroom 1	4.26m (14') x 4.08m (13'5")
Bedroom 2	3.49m (11'5") x 3.10m (10'2")
Bedroom 3	3.60m (11'10") x 2.18m (7'2")
Bathroom	2.70m (8'10") x 1.42m (4'8")

EXTRAS (Included in the sale)

All integrated appliances, curtains and blinds and some of light fittings. Other items are available by separate negotiations.





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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.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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