



**8/7 MARITIME STREET, LEITH LOFTS
EDINBURGH
EH6 6SB**

**FIXED PRICE
£250,000**

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**STUNNING SECOND
FLOOR APARTMENT
IN STYLISH LEITH
LOFT DEVELOPMENT
IN A CONVERTED
WHISKY BOND
BUILDING**

- * Hall, lounge/diningroom open plan to fitted kitchen.
- * 3 double bedrooms - master with en-suite
- * Utility room, bathroom, balcony.

VIEWING:
BY APPOINTMENT ONLY
TELEPHONE AGENTS 0131 524 3800
FOR AN APPOINTMENT.

Stylish second floor flat in a converted whisky bond building offering spacious, flexible and contemporary accommodation in the fashionable Leith residential area. The property boasts exposed steel support girders held up by the original columns which perfectly complement the layout of the property.

Leith continues to develop and improve in character and appeal and this property offers an excellent opportunity to live in the heart of this thriving community. The area boasts many popular wine bars and restaurants, including three holding Michelin stars, together with good local amenities and shopping facilities. The property is also situated close to both the Scottish Government offices and the new Ocean Terminal shopping complex, which incorporates a state of the art cinema, retail shopping and coffee bars. Regular bus services provide good access to the city centre and beyond and the city bypass can be easily reached, by car, providing good access to all the major road networks. In addition, the planned Edinburgh tram service will be a short walk from the flat on its completion.

Entrance to the flat is through a unique entrance which in turn leads to a well maintained common passage and stair. Lift access. There is a private residents' parking space to the rear of the development.

Internally the property is in excellent decorative order and offers spacious, flexible accommodation. There is full gas central heating. All blinds are included in the sale.



Detailed Accommodation:

Hall:

Long L shaped entrance hall. Security entrance system handset with CCTV Monitor. Shelving. Radiator. Stripped and varnished wooden floor.

Lounge/Dining/Kitchen: 9.79m x 4.08m [32'1" x 13'4"]:

Stylish and spacious room with French door to rear leading to balcony. Space for good sized dining table and chairs. Shelving. Cable TV point. Telephone point. 2 radiators. Dimmer control for two floor lamps. Stripped and varnished wood flooring. The balcony has space for a table and chairs.

The kitchen is fully fitted with matching wall and base units. Ample solid oak worktops with integrated 1 1/2 stainless steel sink and drainer. Stainless steel splashback. The shelving unit is included in the sale. Under unit lighting. Cupboard housing central heating boiler. Stripped and varnished wooden floor.

Utility Room: 2.10m x 1.70m [6'11" x 5'7"]:

Plumbed for washing machine. Ample plug points for additional appliances. Meters cupboard. Vinyl flooring.



Master Bedroom: 5.29m x 3.23m [17'4" x 10'7"]:

Spacious double bedroom with exposed beams and support. Sash window to front with working shutters. Walk in dressing room with hanging space and shelving.

Telephone point. Cable TV point. Dimmer controlled lighting sockets. Radiator. Stripped and varnished wooden floor. Door to:

En suite Showerroom: 2.60m x 1.70m [8'6" x 5'7"]:

Good sized en suite with white two piece suite comprising wash hand basin and WC. Large shower compartment with powerful mixer shower. Mirrored bathroom cabinet. Mirror with integral lights. Humidity controlled extractor. Heated towel rail. Vinyl flooring.



Bedroom 2: 4.15m x 3.72m [13'8" x 12'2"]:

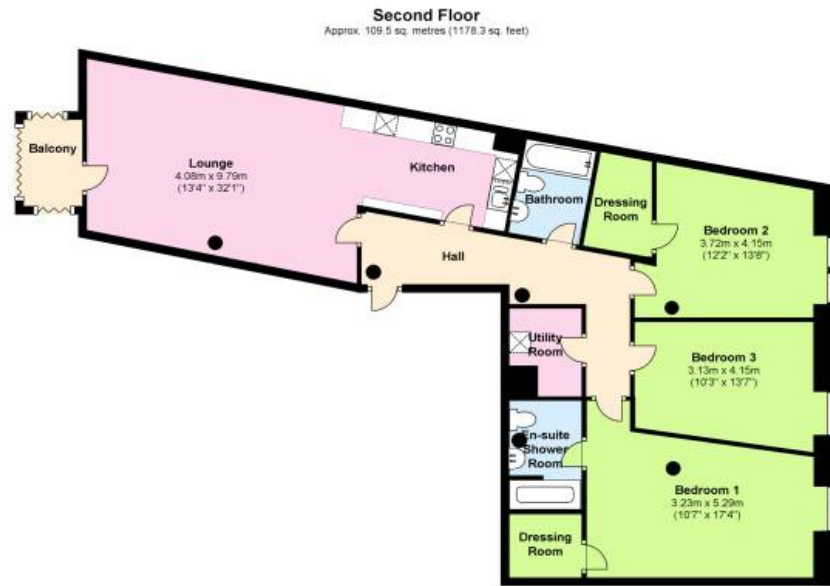
Second large double bedroom with sash windows to front. Working shutters. Walk in dressing room with hanging space and shelving. Cable TV point. Radiator. Stripped and varnished wooden floor.

Bedroom 3: 4.15m x 3.13m [13'7" x 10'3"]:

Third double bedroom with sash window to front. Working shutters. Cable TV point. Radiator. Stripped and varnished wooden floor.

Bathroom: 2.20m x 1.66m [7'2" x 5'5"]:

Partly tiled bathroom with white three piece suite comprising bath with overhead mixer shower, wash hand basin and WC. Mirrored cabinet. Extractor. Heated towel rail. Vinyl flooring.



Photographs and floor plan by J Murdoch Photographic Co. Ltd. 07850 092 123



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

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