



lindsays

69 Constitution Street
Leith, Edinburgh, EH6 7AF

"Unique, stunning linked-detached stone built house with three bedrooms and private gardens"

- Unique converted schoolhouse
- Popular Leith area
- Spacious sitting and dining room
- Well-equipped open-plan kitchen
- Garden room/alternate sitting room
- Master bedroom with en-suite bathroom and dressing room
- Two further double bedrooms
- Shower room
- Private front and rear gardens
- Underfloor heating

EPC Rating C

OFFERS OVER £585,000



Description

A unique and stunning link-detached stone-built house in the heart of the vibrant Leith area. The new tram line has recently been completed and a nearby tram stop allows easy access to the city centre (15 mins) and to the airport (approx 50 mins). The property dates from 1843 and was formerly a schoolhouse which was redeveloped in 2005 into its current configuration. The building is accessed via a private gate and pathway to the front door which opens into a vestibule. The heart of the home is an impressive living and dining area with an open plan kitchen. This area has a superb barrel-vaulted ceiling, bay window, cupola and hardwood flooring. The well-equipped kitchen is fitted with washing machine, fridge-freezer, double oven, dishwasher, gas hob and granite surfaces. Two of the three bedrooms are positioned to the front of the property with the master bedroom to the rear with dressing room and en-suite bathroom with jacuzzi bath. Also to the rear is a fantastic garden room – with multi fuel stove - which opens directly via bi-fold doors to the private enclosed rear garden. Completing the accommodation is a contemporary shower room. The entire roof was re-slatted in January 2016 and this work comes with a 10-year guarantee.

Area

Leith, a historic port and once a separate Burgh, is now very much a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. Home to The Royal Yacht Britannia, there is a wonderful variety of trendy restaurants (including two Michelin starred restaurants), galleries, bars and bistros, all within walking distance. Leith Walk offers an eclectic mix of small speciality shops as well as a large branch of Tesco and Leith Farmers' Market (every Saturday) is the perfect place to pick up fresh local produce. In addition, the Ocean Terminal Shopping Mall plays host to a number of High Street names, as well as a multi screen cinema, a 24 hour gym and several popular eateries. There is a 24 hour Asda at nearby Newhaven, where there is also a pretty little harbour and a David Lloyd Leisure Centre. There are also various local access points to the city's cycle path network and the Water of Leith walkway. Princes Street and the city centre are readily accessible via regular public transport services which also serve many other parts of the city.

Viewing

by appointment contact Lindsays on 0131 229 404 or Sellers 07544578209



**Constitution Street,
Edinburgh,
Midlothian, EH6 7AF**

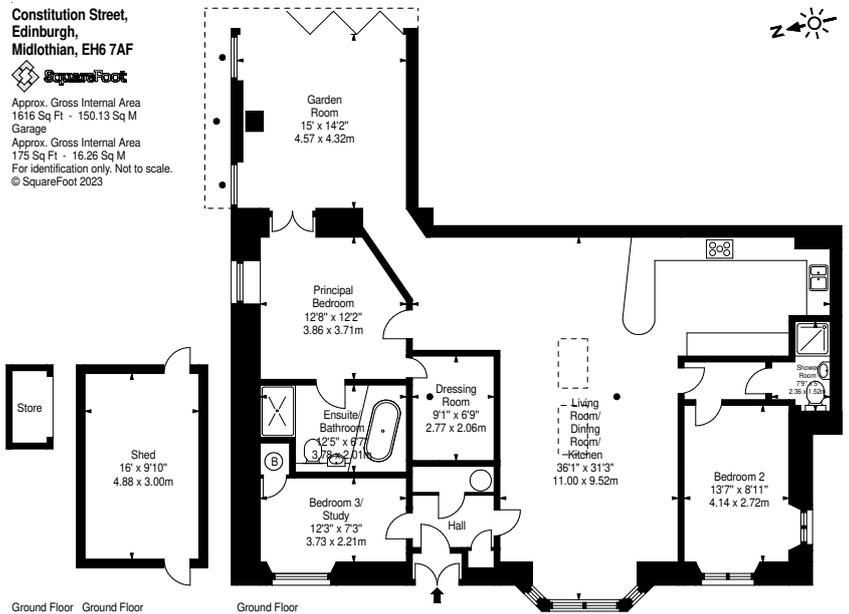


Approx. Gross Internal Area
1616 Sq Ft - 150.13 Sq M

Garage
Approx. Gross Internal Area
175 Sq Ft - 16.26 Sq M

For identification only. Not to scale.

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