

24 (flat 17) Margaret Thomson Crescent, Leith, Edinburgh, EH6 7FE



### Description

Enjoying beautifully presented interiors with contemporary fixtures and crisp neutral décor, this seldom available two-bedroom fifth floor flat forms part of a striking new modern development perfectly placed to take advantage of a wonderful range of amenities and superb transport links. This city home has been finished to a high standard throughout and offers comfortable and light filled living space enhanced by many eye-catching finishing touches.

- Hallway with ample storage
- Fabulous open plan living/dining room/kitchen with dual-aspect, falling naturally into three defined areas incorporating French windows opening onto a Juliette balcony which affords views to Fife
- Master bedroom with fitted wardrobe and stylish en-suite shower room
- Double bedroom 2
- Principal bathroom comprising of a sleek three piece white suite
- Gas central heating and double glazing
- Secure entry system with lift and stair access
- Residents parking
- Shared landscaped grounds

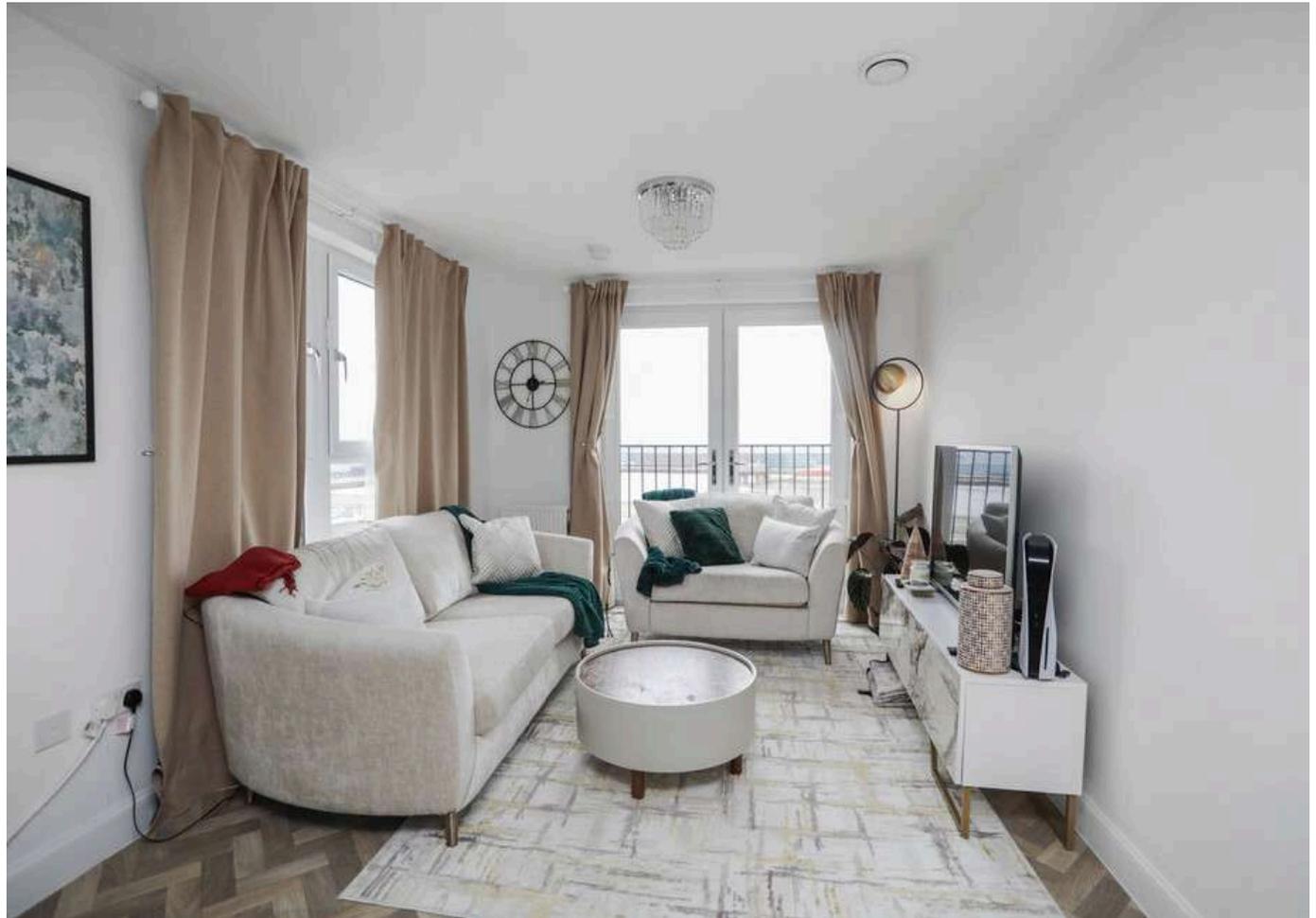
### Extras

The fitted floor coverings, blinds, oven, hob, cooker hood, dishwasher, washer/dryer and fridge/freezer are included.

### EPC Rating: B

### Price and Viewing

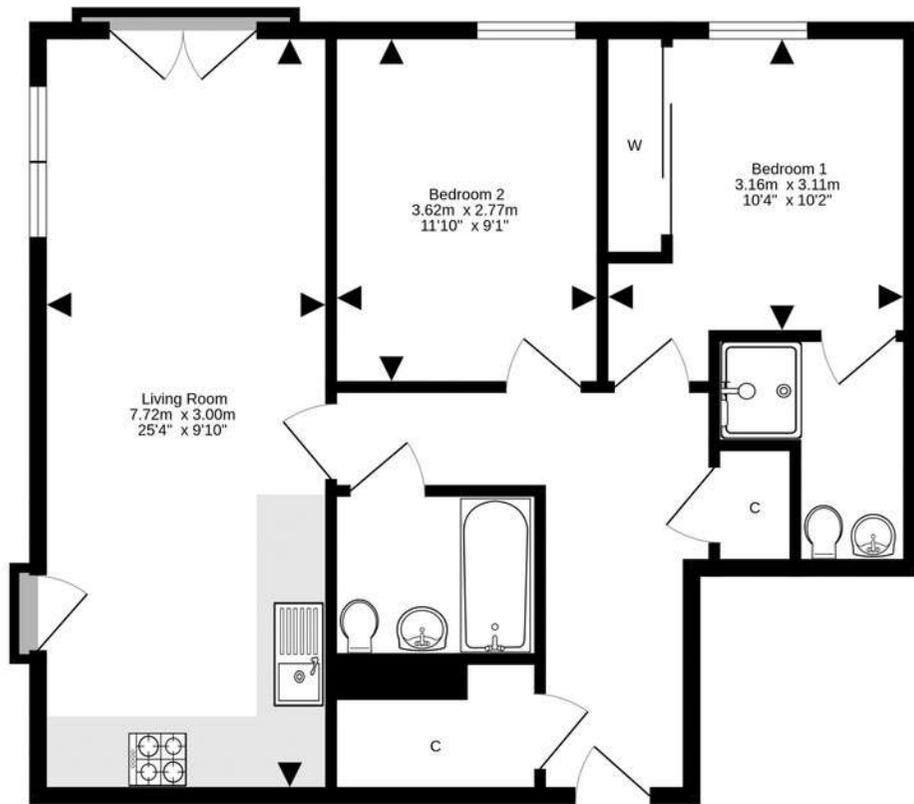
For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a nearby tramline which connects Leith to the city and to Edinburgh International Airport.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024.



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