



**Flat 1, 52 Madeira Street  
Leith, EH6 4AU**

By Appointment only Telephone Murray Snell 0131 253 2850

**Offers Over  
£330,000**



### ACCOMODATION

- First Floor Flat in Georgian Sandstone Building
- Central Entrance Hall with Storage Cupboard
- Dual Aspect Sitting Room, Gas Fireplace, Ornate Plasterwork & Dining Space
- Contemporary, Recently Fitted Kitchen with Copper Accents
- Spacious Principal Bedroom
- Second Double Bedroom with Period Fireplace
- Third Bedroom/ Home Office
- Stunning Bathroom with Freestanding Copper Bath and Shower
- Guest Cloakroom
- Gas Central Heating
- Double Glazed Sash and Case Windows with Working Shutters

### PROPERTY DESCRIPTION

Beautifully presented with a contemporary kitchen, and flooded with natural light, this stunning, three-bedroom, first floor flat offers bright living and entertaining space. The property's neutral decor is perfectly complimented by an array of period features, with ornate plasterwork, working shutters, wood floors and the addition

of a luxurious copper freestanding bath.

### LOCATION

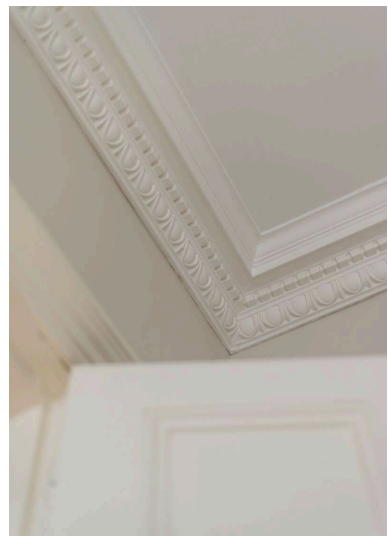
Madeira Street is a traditional road of period buildings, overlooked by the iconic North Leith Church. Located in the popular Shore district, north of the city centre, the property is ideally located to take advantage of the wide array of bars, coffee shops and restaurants for which the area is celebrated. Situated near Edinburgh's waterfront, this includes the scenic Newhaven Harbour and Ocean Terminal, which offers an array of popular stores, a multiplex gym, 12 super-sized cinema screens and a large Asda supermarket. There is a wealth of local amenities for everyday needs and a fantastic selection of pubs and cafes located nearby, perfect for a relaxing lunch after a stroll along the neighbouring Water of Leith. The city centre is easily reached by well-connected bus services with the Leith tram extension due for completion in 2023. For cyclists and joggers two sections of Edinburgh's Sustrans bike paths can be reached within seconds and for the motorist the nearby Ferry Road offers quick access to the City Bypass, Queensferry Crossing, Edinburgh International Airport and the A1

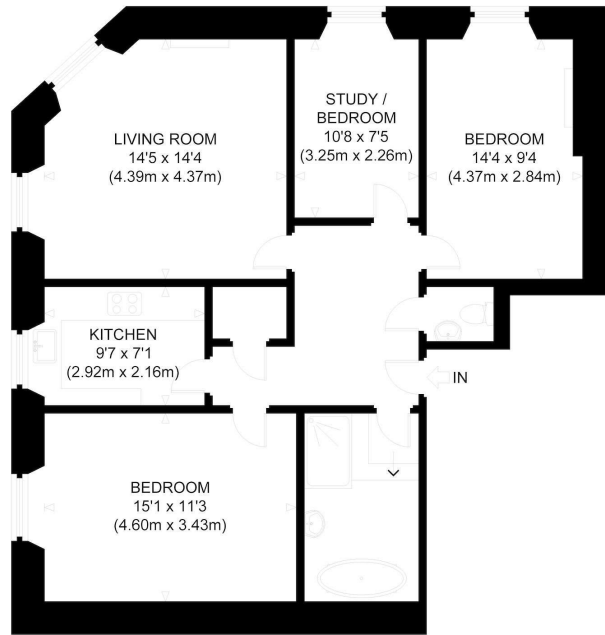












FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 919 SQ FT / 85.4 SQ M

MADEIRA STREET  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 919 SQ FT / 85.4 SQ M

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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#### SPECIAL NOTES

1. These particulars do not form part of an offer or contract.
2. Whilst these particulars are believed to be correct, they are not guaranteed and prospective purchasers must satisfy themselves as to their accuracy.
3. All measurements are approximate and any floor plan attached indicative only.
4. The services and appliances (if any) included in the sale have not been tested

- by Murray Snell W.S. nor does anyone in their employment have authority to make or give any representation or warranty relating to the property.
5. Prospective purchasers are advised to contact Murray Snell W.S. in order that they may be notified of a closing date being fixed for receipt of offers.
6. The seller shall not be bound to accept the highest or any offer.

AUTHORISED TO CONDUCT INCIDENTAL FINANCIAL BUSINESS BY THE LAW SOCIETY OF SCOTLAND



MURRAY SNELL W.S. SOLICITORS  
10 George Street, Edinburgh EH2 2PF  
T 0131 625 6625 F 0131 625 6626  
EMAIL [property@murraysnell.com](mailto:property@murraysnell.com)

