



13/4 St. Leonards Lane, Edinburgh



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NIALL MCCABE & RE/MAX SELECT BATHGATE are delighted to unveil this exceptional two-bedroom top floor flat, perfectly positioned in the very heart of the ever-desirable Newington, Edinburgh. Meticulously reimagined and finished to an exacting standard, the residence boasts two generously proportioned bedrooms, a beautifully appointed designer bathroom, an exquisite chef's kitchen, and an elegant lounge/dining space centred around a striking bay window that bathes the interior in an abundance of natural light.

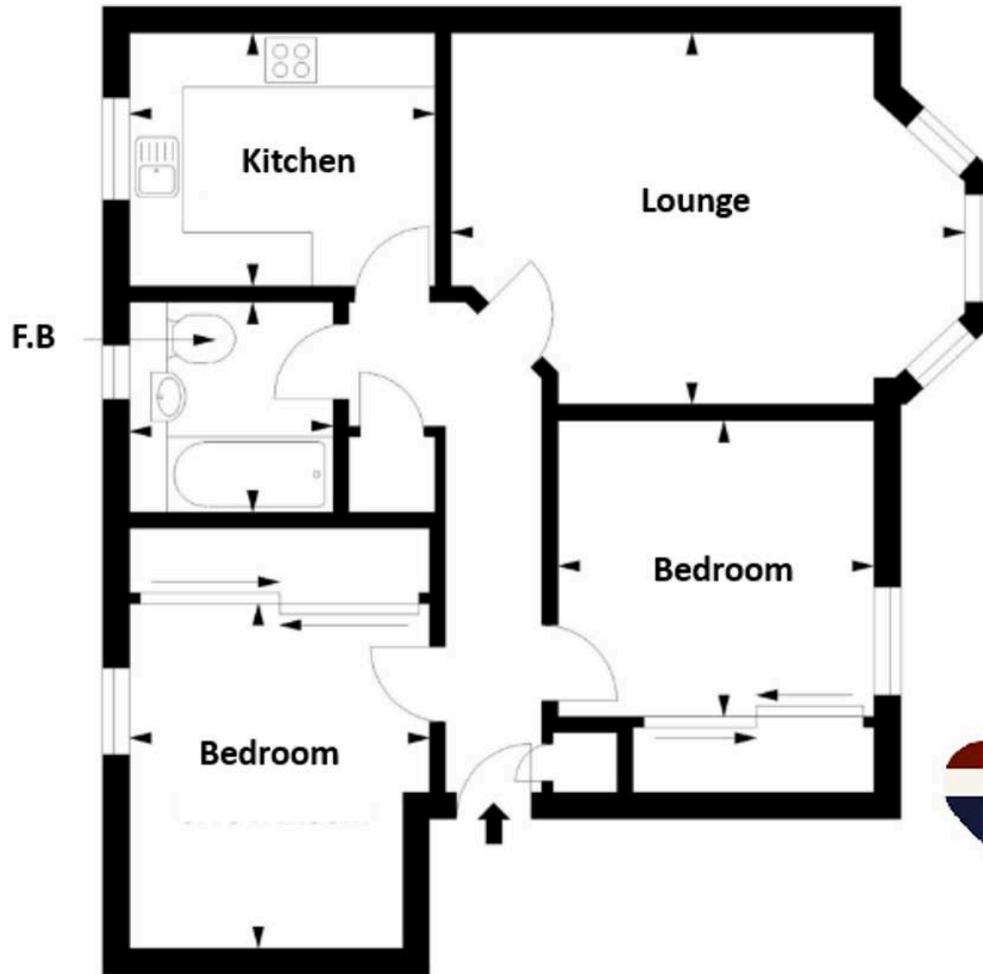
The principal accommodation flows effortlessly from a welcoming central hallway, with the beautifully proportioned lounge positioned to the far right, finished in sleek laminate flooring and refined wall coverings to create a sophisticated yet inviting retreat, further enhanced by an elegant bay window that draws in an abundance of natural light. Conveniently located nearby, the kitchen is thoughtfully appointed with an excellent range of base and wall-mounted cabinetry, complemented by contrasting work surfaces and flooring for a striking finish, offering ample provision for freestanding appliances and enjoying delightful views over the rear aspect.

The property further offers two generously proportioned double bedrooms, each thoughtfully styled with distinctive touches and vibrant accents that lend warmth and character to the space, while a beautifully presented three-piece family bathroom completes the internal accommodation, featuring a sleek contemporary suite and a frosted window that invites natural light while ensuring privacy.

Externally, the property forms part of a well-established and highly regarded development, benefiting from the rare advantage of an allocated parking space - a truly prized asset within Edinburgh - while residents also enjoy access to beautifully maintained grounds, landscaped gardens and generous green spaces, perfect for making the most of the warmer months.







RE/MAX SELECT – *By Niall McCabe*

6 Whitburn Road, Bathgate – EH48 1HH

01506 532684 • bathgate@remax-scotland.homes •

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