

5/1 Maritime Street

LEITH, EDINBURGH, EH6 6SB



THREE-BEDROOM APARTMENT SITUATED IN
THE FASHIONABLE SHORE DISTRICT OF LEITH



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McEwan Fraser is delighted to present the beautiful late Victorian three-bedroom apartment situated in the fashionable Shore district of Leith. The property has been extensively renovated by the current owners, and it is presented to the market in excellent internal order. Boasting over 110m² of living space, high ceilings, and plenty of original features, this apartment is a must-see.

The internal accommodation is focused on a beautiful living room which has a high ceiling, beautiful features, and tremendous levels of natural light. A working fireplace creates a natural focal point for the room, and the space on offer ensures a new owner will have plenty of flexibility as they create their ideal living and entertaining space. As a final touch, a cupboard conceals a collapsible squat rack for the buyer who can't always make it to one of the local gyms.

The Property



The kitchen faces the rear of the building and has recently been refitted to an exacting standard. There is a generous range of base and wall-mounted units that are arranged around a range-style cooker and set against a tiled splash-back. The units include a range of integrated appliances and are supported by a separate breakfast bar.







Bedroom one is a majestic double that has similar features to the living room. There is ample space for a range of free-standing bedroom furniture alongside an extensive custom-built set of fitted wardrobes.





Bedroom two is a further large double bedroom with extensive floor space for a full suite of bedroom furniture. Bedroom three has been finished as a wonderful classical study.





Bedroom 3

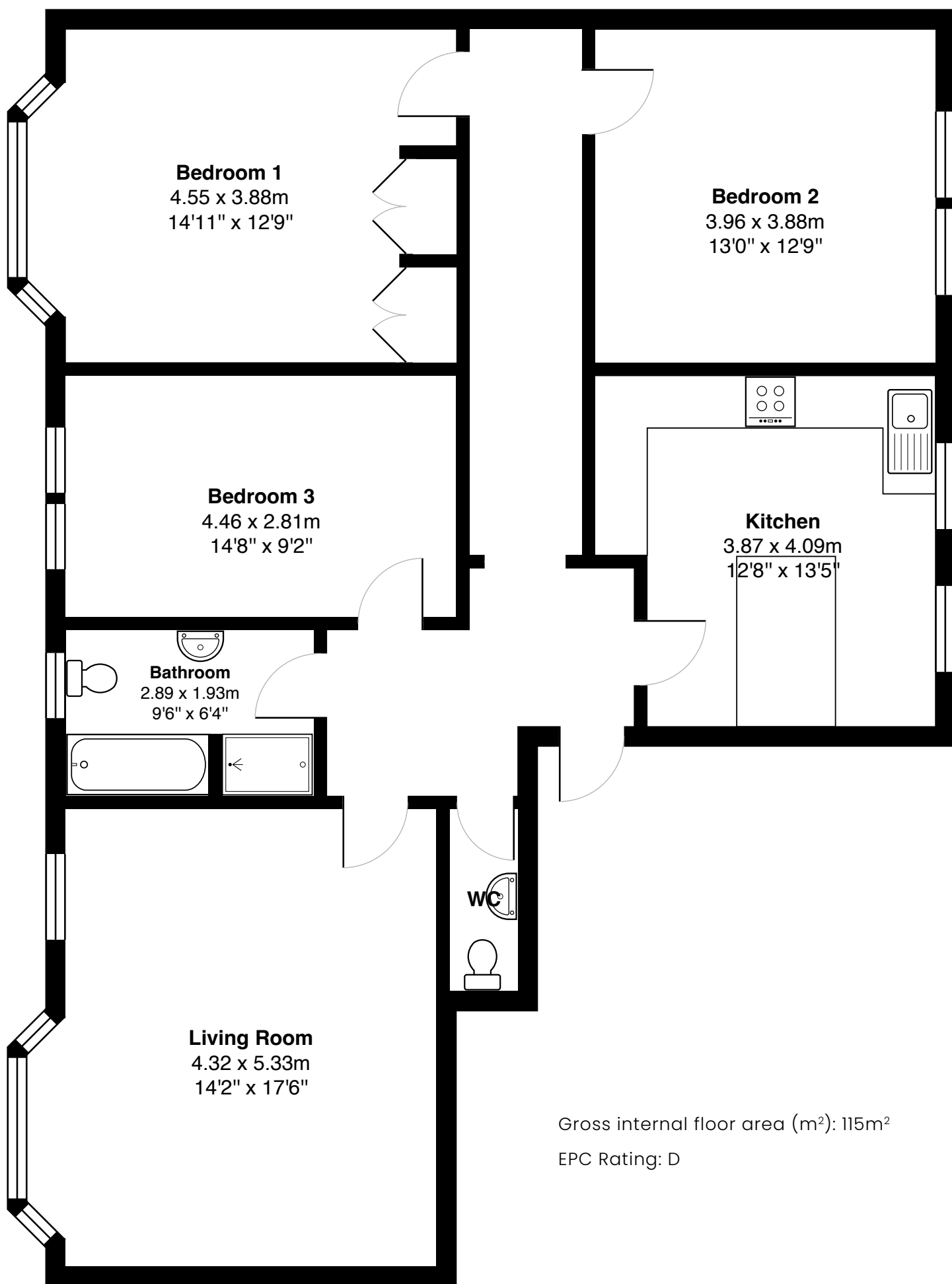




The bathroom has partial tiling, a three-piece white suite, and a separate shower. There is also a WC for guests off the central hallway. Viewing will be essential to fully appreciate this stunning property.









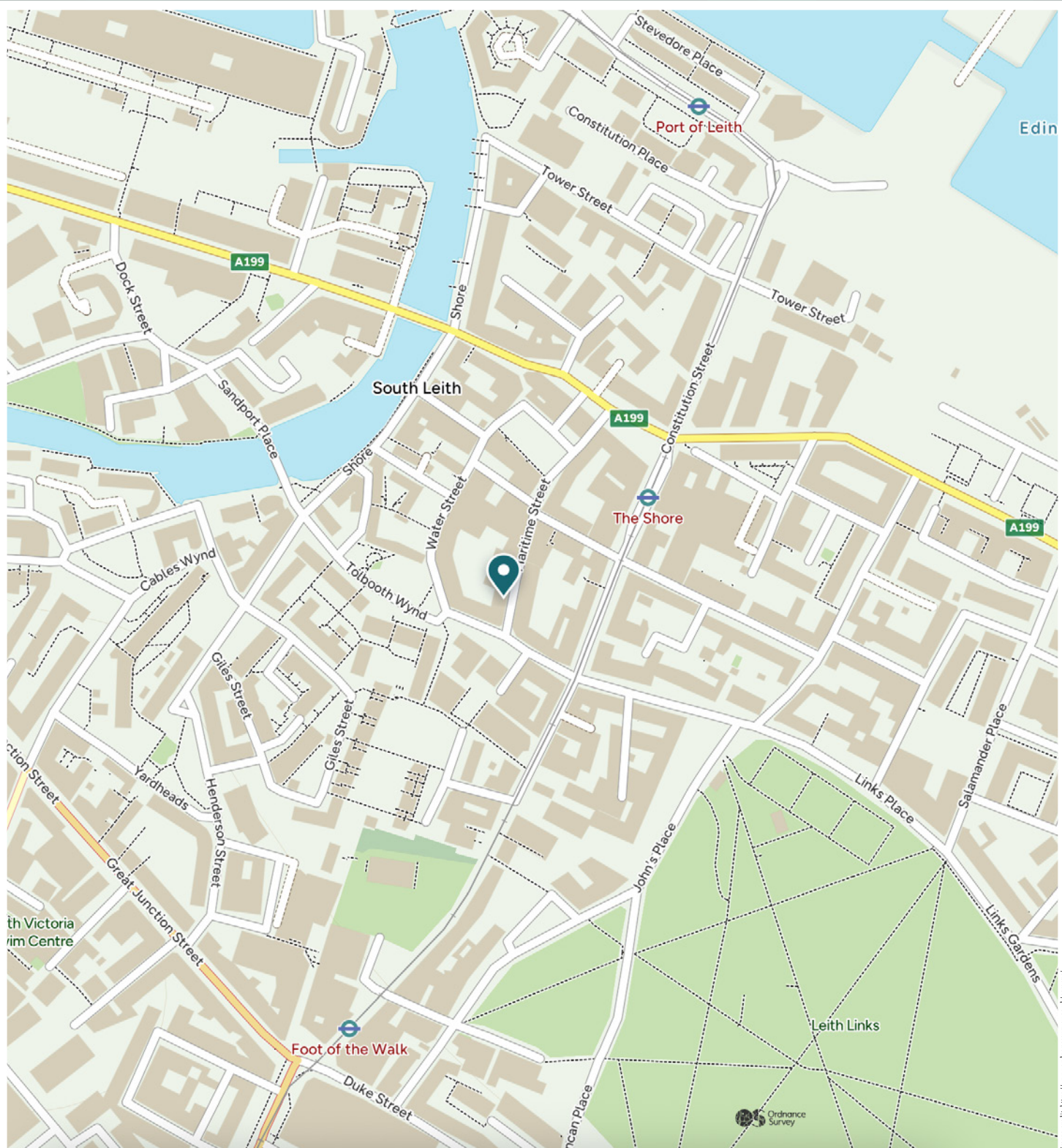


Nestled in the heart of Leith's vibrant Shore district, Maritime Street offers a dynamic blend of historic charm and modern urban living. This sought-after location is ideal for professionals and creatives who enjoy city life with a waterside twist. Just steps from the Water of Leith, the area is teeming with independent cafés, lively bars, and some of Edinburgh's most acclaimed restaurants.

Art galleries, quirky boutiques, and live music venues add to the area's distinct cultural flair, while the nearby Ocean Terminal shopping centre provides retail, gym, and cinema options all within walking distance. Whether you're after a relaxed weekend brunch, a craft cocktail by the water, or a scenic jog along the Leith Walkway, Maritime Street puts it all on your doorstep.

Commuting into Edinburgh city centre is seamless, with frequent buses running from just around the corner and the newly extended Edinburgh Tram line providing a direct route to Princes Street, Haymarket, and all the way to the airport. Cyclists and walkers can also take advantage of the extensive path networks linking Leith to the rest of the city.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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