



9 Arthur Street, Edinburgh EH6 5DA
OFFERS OVER £270,000



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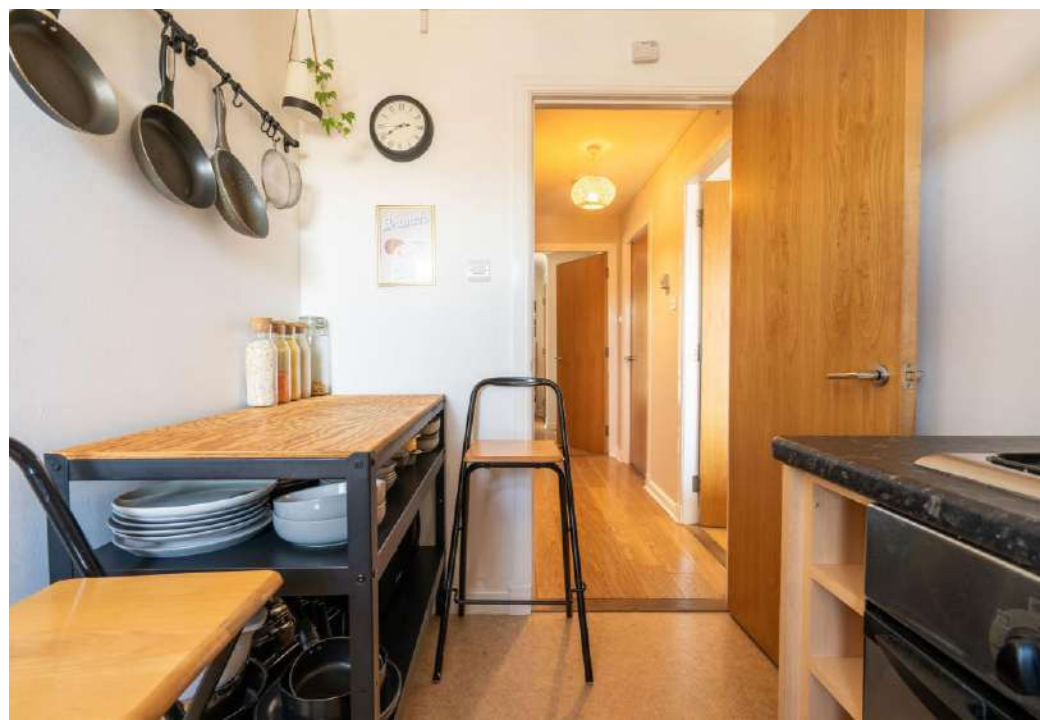
Wonderfully positioned only minutes walk from bustling Leith Walk, Pilrig Park, and the brand new tram stop at Balfour Street, this bright two-bedroom maisonette in a peaceful Leith residential street is in move-in condition.

The front door of this new build home opens into a ground floor hallway with a soft calm colour palette. Here you will find a useful storage cupboard and stairs carpeted in a dove grey leading to the accommodation on the first floor.

At the top of the stairs across the first-floor hallway lies the living room. This is a generous and inviting room flooded with light thanks to full-height windows and a west-facing aspect over the Leith skyline. With a neutral décor including wood-effect flooring, it has a relaxed ambience, and the layout allows for a versatile furniture configuration. Adjacent to the living room is a sunny modern kitchen with shaker-style wall and floor units finished in a warm honey tone alongside complementary black marble effect worktops, a colourful splashback, and integrated appliances including a fridge/freezer, gas hob, extractor hood, and oven. Its size allows for casual dining for two.



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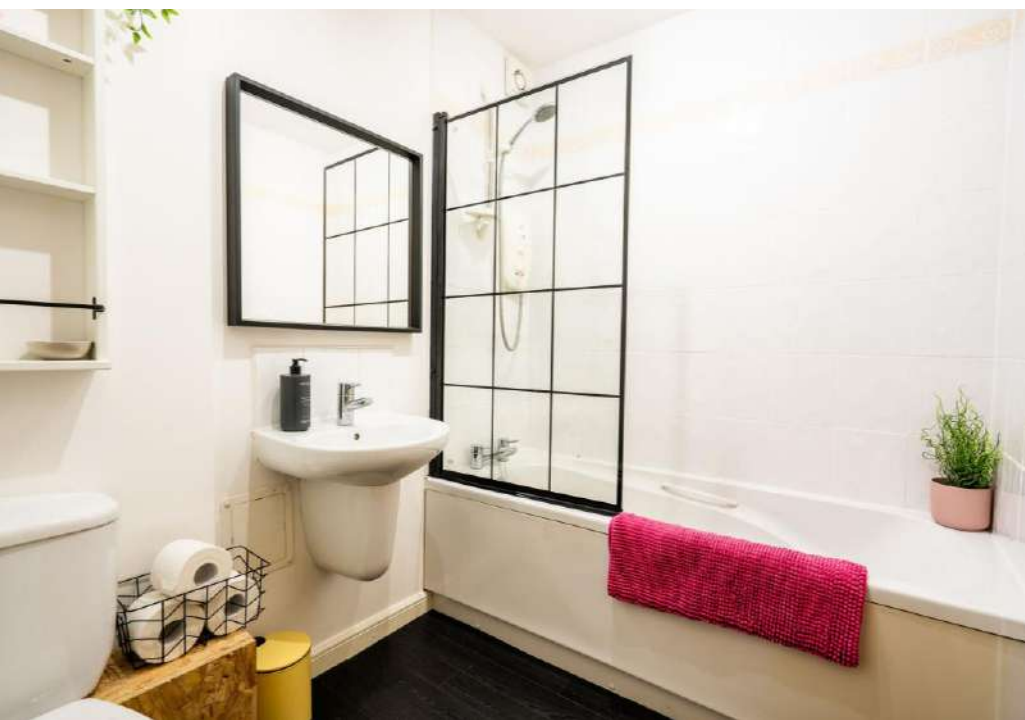
To the rear of the property are two peaceful east-facing double bedrooms. The principal is spacious with plentiful natural light from two full-height twin windows. With a tasteful interior it boasts built-in mirrored wardrobes, wood-inspired flooring, and a stylish en-suite shower room complete with a curved enclosure, chrome towel radiator, WC, and washbasin built into vanity set against white metro tiles. Next to the principal double bedroom is the second light and airy double. Currently in use as a good-sized and bright study, it benefits from an appealing interior with wood-inspired flooring, a built-in cupboard, and a statement accent wall.

Finished in an elegant monochrome the family bathroom contains a high-quality white suite including a bath with a wall-mounted shower, WC, and washbasin. The black grid framed shower screen is a sophisticated touch and elevates the luxurious feel of the space.

Externally the property benefits from secure underground residents' parking. Gas central heating and double glazing are fitted throughout to ensure optimum comfort and efficiency.



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Leith is a vibrant, and thriving community with an array of leisure, dining, and retail amenities and only a short distance from Edinburgh's City Centre. Minutes from the property is Pilrig Park, whilst Leith Links which is also within walking distance, and features sports pitches, tennis courts, and play areas. Fashionable restaurants and bars are in abundance on Leith Walk and the cosmopolitan Shore area only a twenty-minute walk away, boasts The King's Wark, Fishers and Michelin-starred The Kitchin. Excellent leisure amenities include Leith Victoria Swim Centre; David Lloyd at Newhaven with indoor and outdoor swimming pools, The Omni Centre, and brand new St James Quarter, the City's world-class shopping, dining, and leisure centre. Daily shopping needs are met by a range of convenience stores, and independent retailers, and there is a large Tesco on Duke Street. Superb transport links mean that regular bus and tram services take you swiftly into the City Centre, Waverley Train Station, and onto Edinburgh International Airport.

Get in touch



0131 644 6060

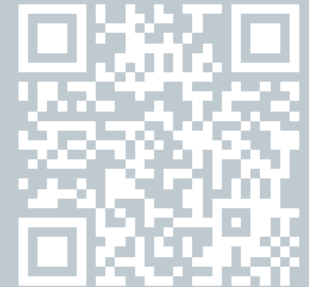


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Video Tour



Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.