



13/16 Constitution Place, Edinburgh, EH6 7DJ
Offers Over £260,000





Stylish Third-Floor Apartment with Balcony on Constitution Place, Leith.

Welcome to this modern and beautifully presented two-bedroom apartment, ideally located on Constitution Place in the heart of Leith. This newer-build property offers contemporary comfort and is perfect for professionals, young families, or investors seeking a vibrant city lifestyle.

Step into this bright and spacious open-plan kitchen and living area, designed for both style and functionality. The layout seamlessly blends cooking, dining, and relaxation spaces, perfect for modern living and entertaining.

The kitchen area is fitted with sleek, modern cabinetry and high-quality appliances, offering plenty of counter space for meal preparation.

Within the kitchen/living area, there is ample room for a dining table, making it an ideal spot for hosting meals or enjoying everyday dinners. The rest of the living area is spacious enough to comfortably fit sofas, coffee tables, and media units, allowing for a cozy yet open feel that keeps everything connected. With its thoughtfully designed layout and abundant natural light, this open-plan space makes the perfect heart of the home.







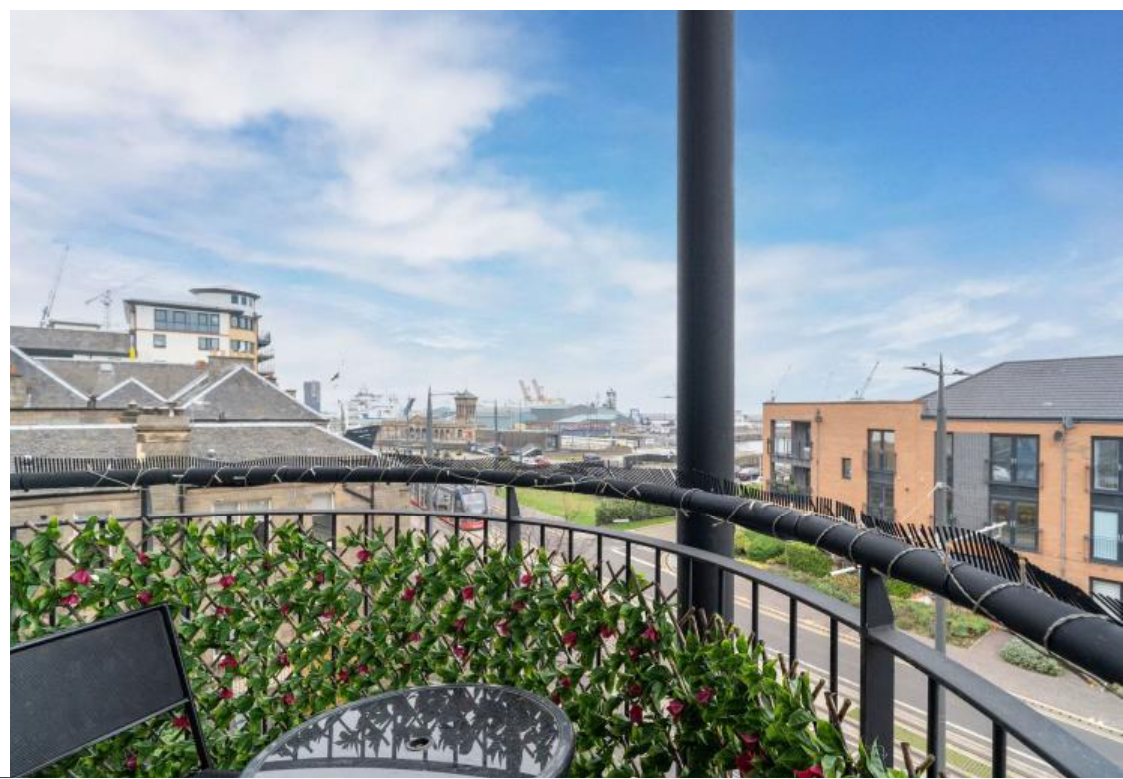
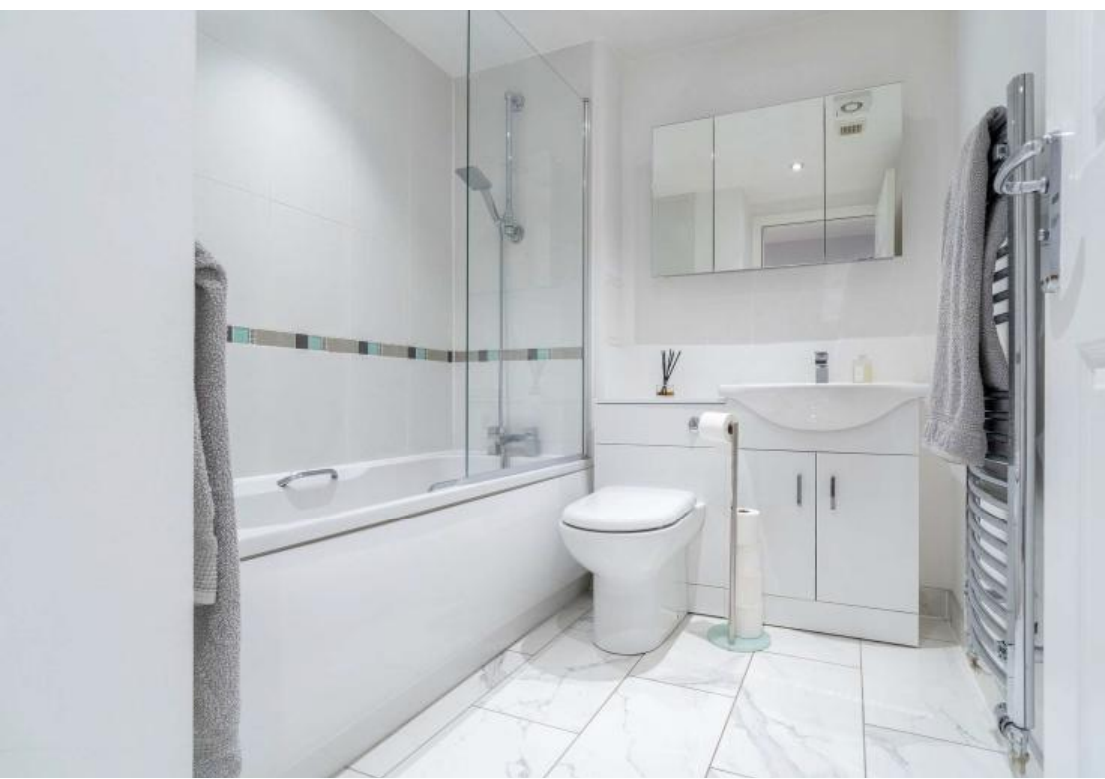
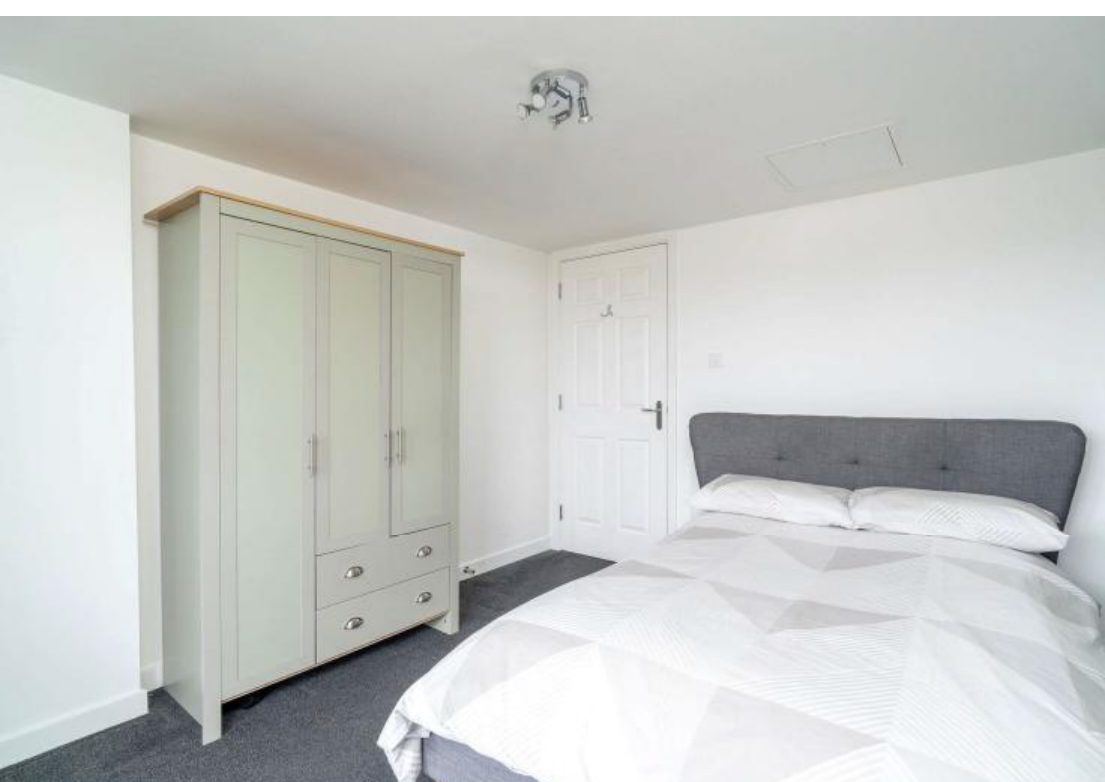
The principal bedroom offers a blend of style and practicality, with ample space for comfort and relaxation. The room features a large fitted mirrored wardrobe, which not only provides generous storage but also enhances the sense of space and brightness. The wardrobe's sleek, reflective doors add a touch of sophistication to the room while keeping belongings neatly tucked away.

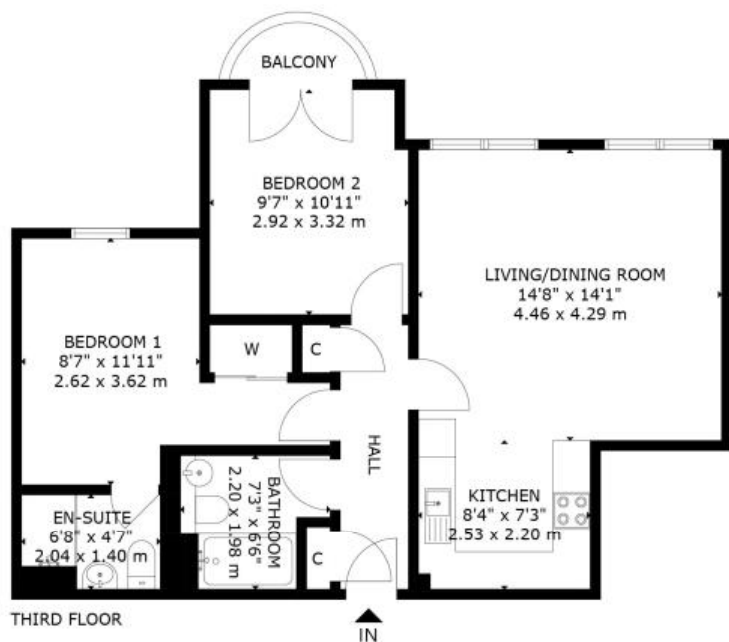
Connected to the bedroom is a private ensuite bathroom, complete with a contemporary shower unit. The ensuite is finished with modern fixtures and tasteful tiling, offering a serene retreat for unwinding at the end of the day.

The second double bedroom offers a peaceful retreat with the added benefit of a private balcony that extends directly from the room. The spacious layout provides ample room for a large bed, bedside tables, and additional furniture, creating a comfortable and inviting space.

The highlight of the room is the balcony, accessible through large French doors that let in plenty of natural light. Step outside to enjoy a breath of fresh air, whether you're savouring your morning coffee or unwinding in the evening. The balcony offers a perfect space to relax and enjoy views of the surrounding area, extending the living space outdoors for a true sense of tranquillity.







13/16 CONSTITUTION PLACE, EDINBURGH, EH6 7DJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 657 SQ FT / 61 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Leith is a vibrant and historic district in the northern part of Edinburgh, Scotland, located along the Firth of Forth. Known for its maritime heritage, Leith has transformed over the years from an industrial port into a trendy, dynamic area with a unique blend of old and new. The neighbourhood offers a lively mix of waterfront cafes, eclectic restaurants, boutique shops, and art galleries, particularly along The Shore, a picturesque area filled with bars and eateries by the water. Leith also boasts a rich cultural scene, highlighted by the annual Leith Festival and various art installations and events throughout the year. Architecturally, the area is diverse, with a mix of traditional sandstone tenements, converted warehouses, and modern apartment developments. Local attractions include the Royal Yacht Britannia, Ocean Terminal shopping centre, and Leith Links, a large park popular for outdoor activities. With its strong sense of community, diverse amenities, and close proximity to Edinburgh city centre, Leith has become one of Edinburgh's most sought-after areas for both locals and newcomers alike.

Get in touch



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Video Tour



Misrepresentations

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