



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**4/2 Cadiz Street**  
Leith, Edinburgh EH6 7BH



# 4/2 Cadiz Street

This two bedroom first floor flat, lies within walking of some of Edinburgh's most fashionable socialising hotspots and the vast open space of Leith Links. With a tram stop, just around the corner, it also benefits from swift access into the city, offering an ideal home for professionals or those hoping to invest in the rental market.

Forming part of a modern leafy development, the flat boasts attractive internal accommodation; decorated in an understated neutral palette, paired with warm timber-effect flooring. Access is via a secure entry system and on the first floor the flat welcomes you into an inviting central hallway. Positioned to the front, the well-proportioned reception area is bathed in light from large picture windows and offers ample space for lounge and dining furniture. Adjacent, is a modern kitchen fitted, which accommodates a built-in oven and gas hob. There are two generous double bedrooms and a family bathroom with shower over-bath.

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## Property Summary

- Quiet cul-de-sac development, close to the 'Shore'
- Bright lounge
- Modern fitted kitchen
- Two double bedrooms
- Family bathroom
- Gas central heating & double glazing
- Allocated private residents parking space
- EPC Rating - C | Council Tax Band - C











Stylish flat,  
close to the  
popular  
'Shore' area &  
Leith Links







The property lies with-in walking distance of the vibrant 'Shore' area, the vast open space of Leith Links and there is a tram stop just around the corner to offer swift access into the city centre.

Extras: all fitted floor coverings, window blinds, gas hob, single oven and washing machine , will be included in the sale. A freestanding fridge/freezer, is available by separate negotiation.

Let us help you find your next  
**dream property!**



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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

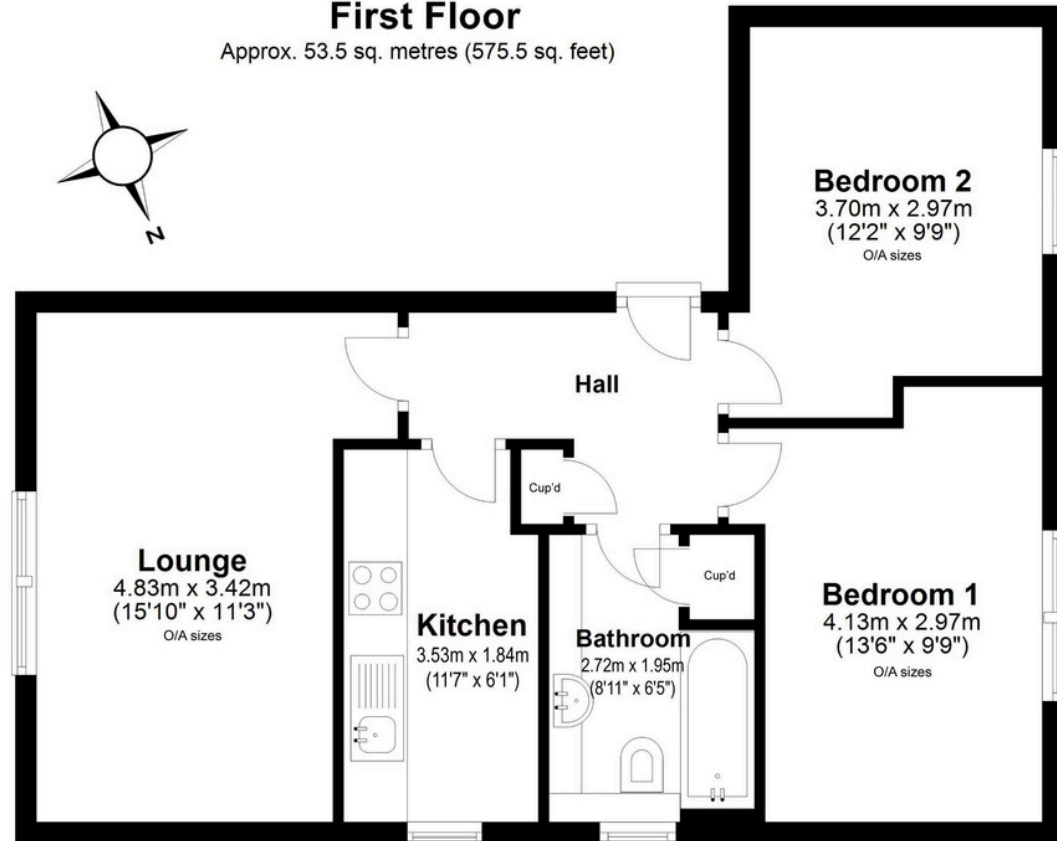
 **CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**First Floor**  
Approx. 53.5 sq. metres (575.5 sq. feet)



## Location

Leith is the old port area of Edinburgh, and retains many of its historic buildings. The property lies close to the vibrant and popular 'Shore' area, with its fashionable socialising hotspots. Based within the area is the Ocean Terminal shopping centre, the famous Royal Yacht Britannia and the Scottish Office. The vast open space of Leith Links is nearby, offering a number of leisure opportunities and there is the old Victoria Baths, now a leisure centre with swimming pool. The Water of Leith cycle path offers a vast network of pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. An excellent number of regular bus routes, service the area, along with the tram network, connecting to the west; to the Gyle Business park and Edinburgh airport.



Leith Links