



MACWOOD



**Flat 5, 2 Thorntreeside  
Edinburgh, EH6 8FB**



*Virtually Staged*

# WHAT YOU NEED TO KNOW



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MacWood Properties are delighted to present this spacious two-bedroom first-floor flat, set within a modern and well-maintained factored development in the popular Thorntreeside area of Edinburgh.

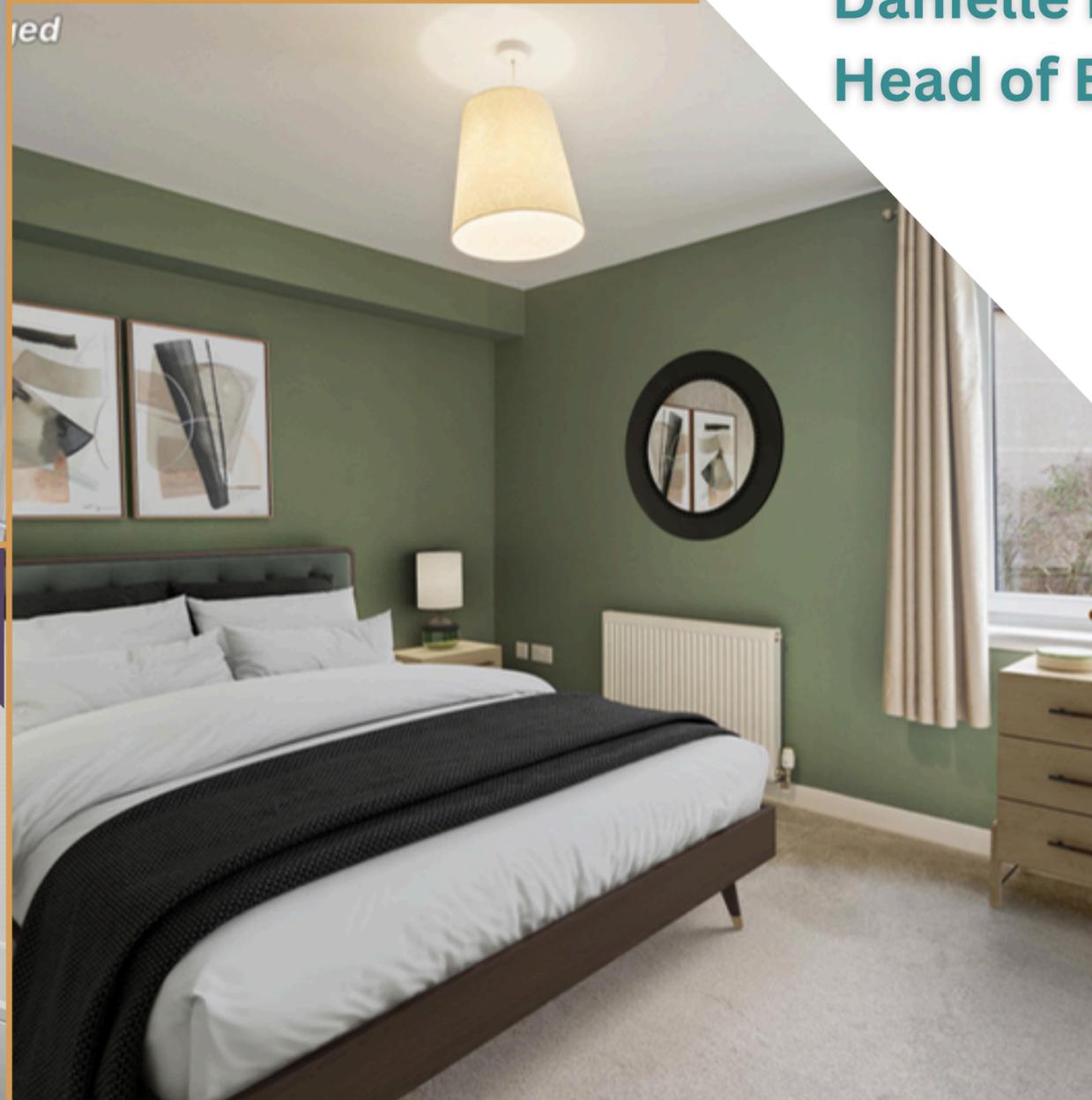
The property is accessed via a clean and well-kept communal stairwell which benefits from lift access, providing convenient entry to the first floor. The development offers ample unallocated residents' parking, bike storage, and access to a shared garden area, creating a pleasant and practical living environment. Internally, the flat offers generous and well-proportioned accommodation throughout. The bright and spacious open-plan living, kitchen and dining area forms the heart of the home, with double doors leading out to a small private balcony, allowing for additional light and outdoor space. The principal bedroom is a comfortable double and benefits from fitted wardrobes and a private en-suite bathroom complete with a shower over bath. A second well-sized double bedroom provides flexible accommodation, ideal for guests, family members, or a home office. The property is further served by a modern main shower room located off the hallway. The hallway itself offers excellent storage with two large cupboards, enhancing the practicality of the home.





***“A bright and spacious two-bedroom first-floor flat with balcony, lift access and excellent storage, set within a modern factored development close to Leith Links and within easy reach of the vibrant amenities of Edinburgh’s Leith area.”***

**Danielle Hunter**  
**Head of Estate Agency**



2/5 Thorntreeside, Edinburgh, EH6 8FB



Total Area: 66.6 m<sup>2</sup> ... 717 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

## LOCATION

The property is ideally located for enjoying the best of the local area. The open green spaces of Leith Links are just a short distance away, perfect for walking, running, and outdoor leisure. The surrounding area also offers a fantastic selection of local bars, restaurants and cafés, particularly within nearby Leith, which has become one of the city's most vibrant dining destinations. Excellent public transport links provide easy access to the city centre and surrounding areas, making this an ideal location for commuters and those looking to enjoy everything Edinburgh has to offer. This attractive flat would make an ideal purchase for first-time buyers, professionals, or investors seeking a spacious and well-located property within easy reach of Edinburgh's city centre and local amenities.





MACWOOD



**GET IN TOUCH TO  
REGISTER YOUR  
INTEREST**

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