



4/7 Balfour Place
Leith, EH6 5DW

deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Rear Communal Garden
- On-Street Permit Parking
- Gas Central Heating & Double Glazing
- EPC Rating- D



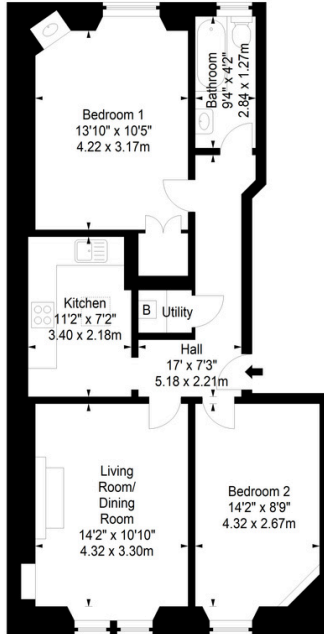
Boasting fantastic views towards Arthur Seat and Salisbury Crags and quietly positioned in a cul-de-sac setting, this light and airy dual-aspect third floor flat forms part of a well-maintained traditional tenement within the sought-after high amenity area of Leith. The property is close to an abundance of shopping facilities, bars and restaurants with the City Centre being a short distance away. The Balfour Street tram stop is less than five minutes' walk of the property which travels to Newhaven and Edinburgh Airport. The spacious accommodation would make an ideal purchase for the professional couple and comprises; secure entry phone system, welcoming hallway with storage cupboard, bright living room with feature fireplace and ornate cornice work, well laid out fitted kitchen, two generously sized double bedrooms and bathroom with white suite and shower over. There is a well-maintained communal garden located to the rear with on-street permit & pay meter parking available. The property benefits from gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine, fridge-freezer, dishwasher and wardrobes. All appliances are to be sold as seen with no warranty provided.



Balfour Place,
Edinburgh, EH6 5DW



Approx. Gross Internal Area
705 Sq Ft - 65.49 Sq M
For identification only. Not to scale.
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Third Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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