

18 (flat 7) Balfour Place, Leith, Edinburgh, EH6 5DW





18 (flat 7) Balfour Place | Leith | Edinburgh | EH6 5DW

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### Description

Enviably set within a mature modern development within easy walking distance of the city centre and a superb range of amenities on Leith Walk, is this delightful dual-facing top floor apartment. Boasting a pleasing aspect over Pilrig Park, and also south-facing views to Arthur's Seat, this lovely property would make an ideal home for an individual or couple and offers modern comforts throughout.

- Hallway with storage
- Living room with V-shaped feature window having bespoke seating with storage
- Stylishly appointed kitchen/breakfast room
- Two sunny double bedrooms, both with fitted wardrobes
- Bathroom consisting of a classic white suite with shower over the bath
- Ultra-modern electric heating and double glazing
- Secure entry system
- Passenger lift
- Residents parking

### Extras

The fitted carpets, blinds, oven, hob, cooker hood, washing machine and fridge are included. Additional items of furniture may be available by separate negotiation.

**EPC Rating: C**

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

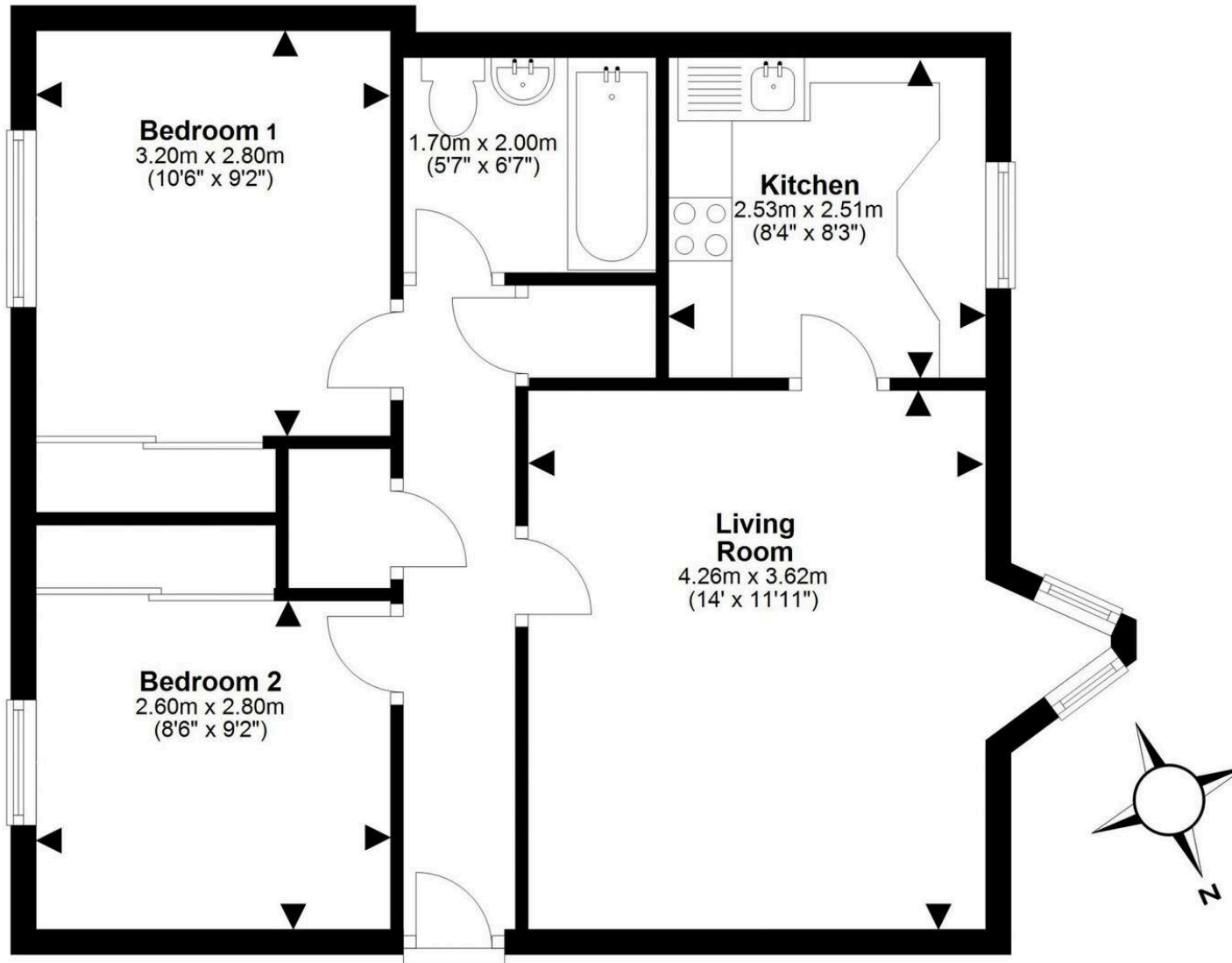


## Location

The vibrant and cosmopolitan area of Leith, named by Timeout as the coolest neighbourhood in the UK in 2021, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. It benefits from an excellent public transport system with 24-hour buses and a nearby tramline which connects Leith to the city and to Edinburgh International Airport.







For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

