

345 (1F2) Leith Walk, Leith, Edinburgh, EH6 8SD





## 345 (1F2) Leith Walk | Leith | Edinburgh | EH6 8SD

---

### Description

Set in the heart of Leith on the doorstep of some of the city's finest amenities and with the tram and quick bus links nearby this three bedroom, dual-facing first floor flat make an ideal home for a professional couple, family or investment. Forming part of a traditional tenement building, close to award-winning restaurants, and eclectic array of independent shops, pubs and cafes, this attractive property offers generously proportioned and versatile living space in good decorative order.

- Central reception hallway with large cupboard
- Twin windowed living room
- Kitchen/dining room with larder storage
- Three good sized double bedrooms
- Two bathrooms both with white suites and electric showers
- Electric heating and double glazing
- Secure entry system
- Zoned parking

### Extras

The fitted floor coverings, oven, hob, cooker hood, washing machine and fridge/freezer are included.

**EPC Rating:** E

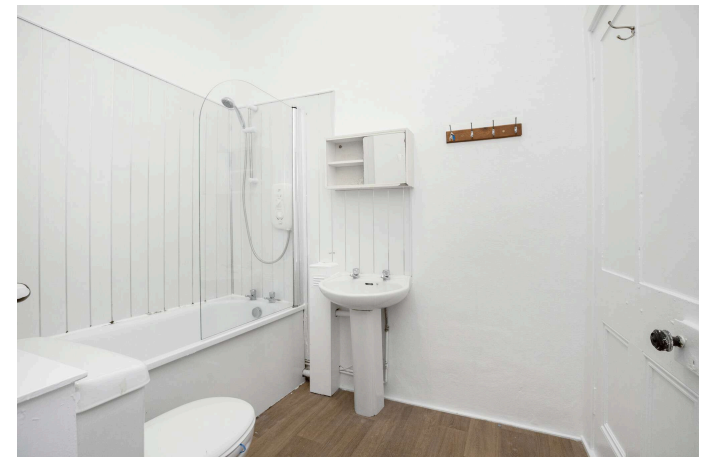
### Price and Viewing

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

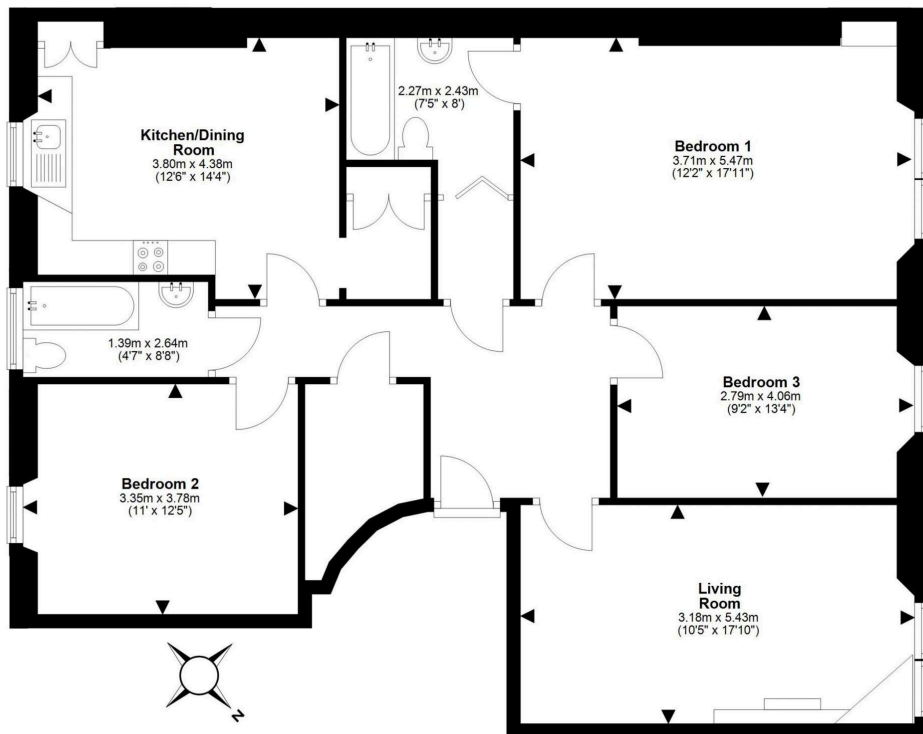


## Location

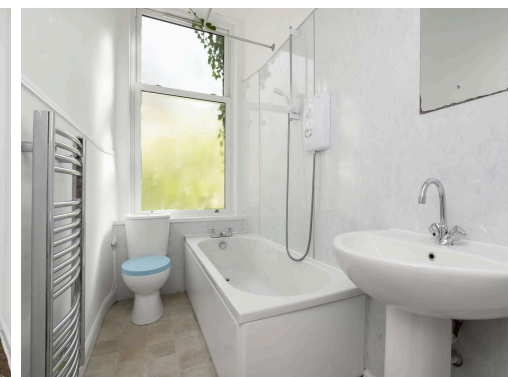
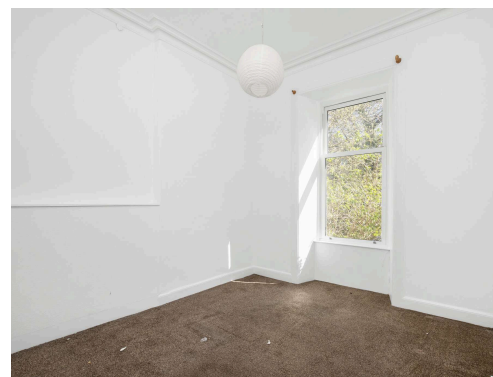
The vibrant and cosmopolitan area of Leith, named by Timeout as the coolest neighbourhood in the UK in recent years, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith 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 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 tram stop adjacent which connects Leith to the city and to Edinburgh.







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.



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

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.

ēspc