

7 (flat 8) Blackie Road, Leith Links, Edinburgh, EH6 7NA



7 (flat 8) Blackie Road | Leith Links | Edinburgh | EH6 7NA

Description

Delightful two-bedroom top floor flat enjoying a quiet residential setting yet a stones throw from the wide open spaces of Leith Links. Situated in a highly sought-after location, the property is perfectly placed to take advantage of a wonderful range of amenities including contemporary bars, cafes, restaurants, boutique shops and services which means it's one of the most fashionable areas of the City and offers an enticing opportunity for city professionals. This exceptional home has been finished to a high standard throughout and offers contemporary interior with many eye-catching finishing touches and effortlessly stylish décor.

Features

- Top floor flat with high spec interior
- Near Leith Links & amenities
- Secure entrance & shared foyer
- Inviting hall with storage
- Large dual-facing living/dining room
- Superb ultra-modern kitchen with integrated appliances and granite worktops
- 2 spacious double bedrooms
- 3-piece bathroom suite with shower
- Electric heating and double glazing
- Well tended shared garden
- Private single garage

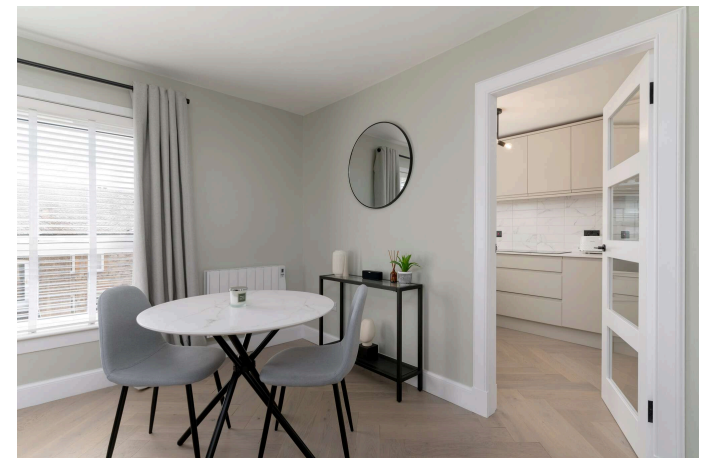
Additional Information

The block has a residents factoring fee of approx. £200 per year for the upkeep of communal areas.

Extras

The blinds, light fittings, integrated double oven, hob, washing machine and fridge/freezer are included.

EPC Rating: E

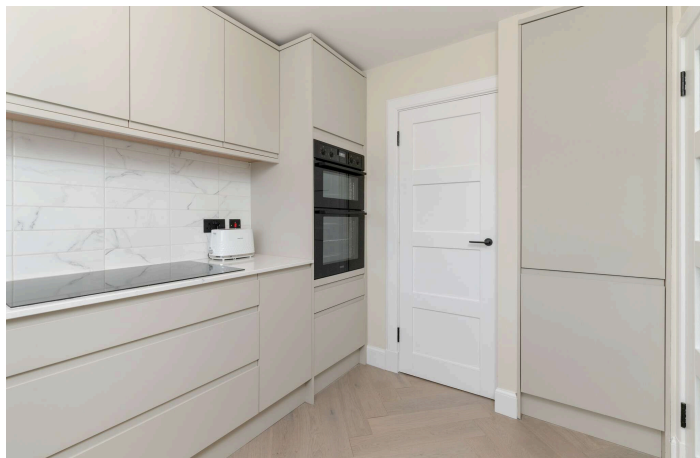


Location

Situated approximately two miles northeast of the city centre, the area of Leith Links forms part of Edinburgh's increasingly popular Leith district, which recently featured on The Times' list of 'Coolest places to live in Britain'. The Port of Leith, with its proud identity and sense of community, boasts a fascinating heritage, with many of the old bonded-warehouses and grand merchant buildings having been given a new lease of life as part of a comprehensive regeneration project. Residents enjoy the open green spaces of Leith Links and Claremont Park right on their doorstep. These are home to children's play areas, football pitches, tennis courts, a cricket pavilion, and a community croft. Meanwhile, the services and amenities around Great Junction Street and Leith Walk are minutes' walk away, and just around the corner is The Shore: a cosmopolitan hotspot of artisan cafés, trendy bars, traditional pubs, and award-winning restaurants. More extensive shopping is available at Ocean Terminal shopping centre, which accommodates a cinema complex, a 24-hour gym and many high-street stores. Primary and secondary schooling is provided locally and the area benefits from fantastic public transport links including the newly opened tram line which provides the area with a direct commute through the city centre to Edinburgh International Airport.

Price and Viewing

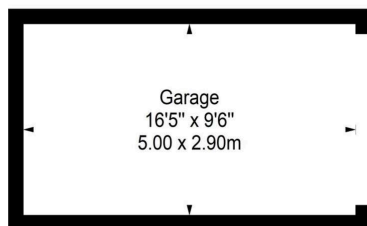
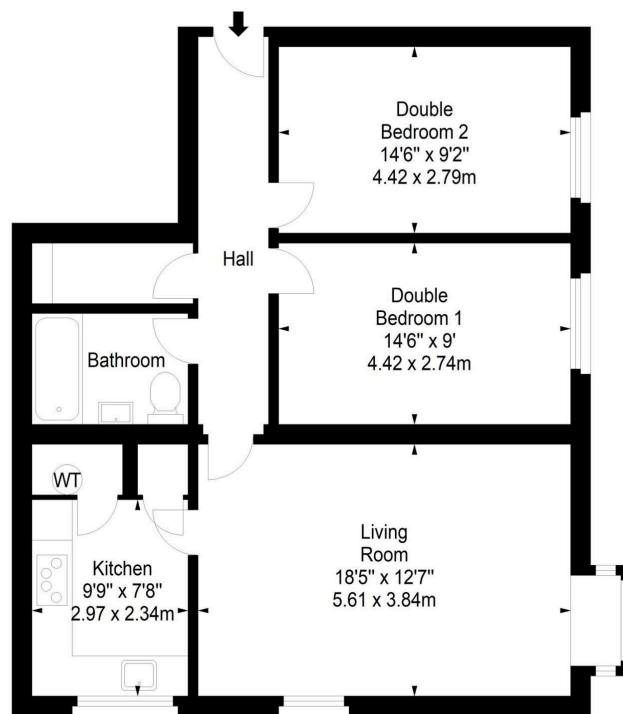
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Blackie Road,
Edinburgh,
Midlothian, EH6 7NA



Approx. Gross Internal Area
784 Sq Ft - 72.83 Sq M
Garage
Approx. Gross Internal Area
157 Sq Ft - 14.59 Sq M
For identification only. Not to scale.
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Ground Floor

Second Floor



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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.

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