



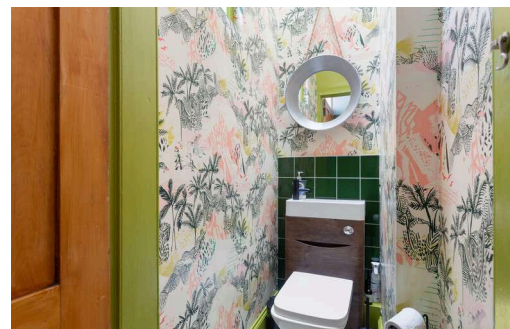
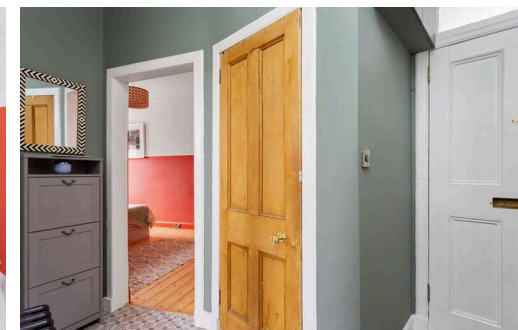
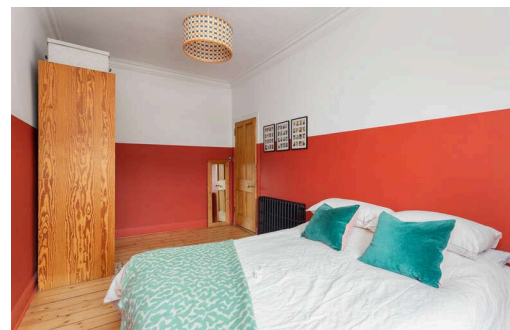
1/8 Balfour Street
Edinburgh, EH6 5BY

A

"1/8 Balfour Street is an immaculately presented one bedroom top floor flat situated off Leith Walk"

- WELL MAINTAINED STAIR
- ENTRANCE HALL
- LIVING ROOM
- DINING KITCHEN
- DOUBLE BEDROOM
- WC
- SHOWER ROOM
- GAS CENTRAL HEATING
- COMMUNAL REAR GARDEN
- EXCELLENT LOCAL AMENITIES
- SHORT WALK TO CITY CENTRE
- GREAT TRANSPORT LINKS





LOCATION

Leith is the port of Edinburgh situated around 2 miles from Edinburgh city centre and is a vibrant and diverse place to live. It offers a wonderful array of restaurants, cafes and bars, many of which are to be found at the nearby cosmopolitan Shore. With its unique blend of old and new architecture, Leith has become a popular area with young professionals, yet it retains a distinctive character separate from the rest of the city. The city centre is a short distance away where there are fantastic amenities. Ocean terminal shopping centre, a large flagship development which houses over 70 national and boutique retailers, multi-screen cinema, restaurants and leisure facilities is also a few minutes' walk away, as is The Royal Yacht Britannia, one of the city's leading tourist attractions. Leisure activities can be found locally at Leith Victoria Leisure Centre and David Lloyd Fitness Club. The Water of Leith cycle path is close by linking to a network of routes throughout the city. Leith Links and Pilrig Park are nearby for a relaxing stroll. The area is well served with schooling for all ages. There are frequent bus as tram services to the city centre. The A1 south and Edinburgh city bypass are easily reached by car, as is Edinburgh International Airport, making it ideal for commuting.

DESCRIPTION

1/8 Balfour Street is a rarely available, bright and spacious one bedroom top floor flat, forming part of a traditional tenement building situated off Leith Walk. Entered through a well maintained shared stair, the accommodation which is in genuine move-in condition, comprises: entrance hall with cupboard off; generously sized dual aspect living room, with impressive bay window, ornate cornicing and feature wood burning stove; stylish well-equipped dining kitchen with utility cupboard off; double bedroom; shower room with mains operated shower and separate WC off hall.

The property benefits further from gas central heating; communal rear garden laid to lawn; great transport links provided by nearby bus and tram stops; short walk to city centre and excellent local amenities available on Leith Walk.

EPC RATING

The energy efficiency rating for this property is band D

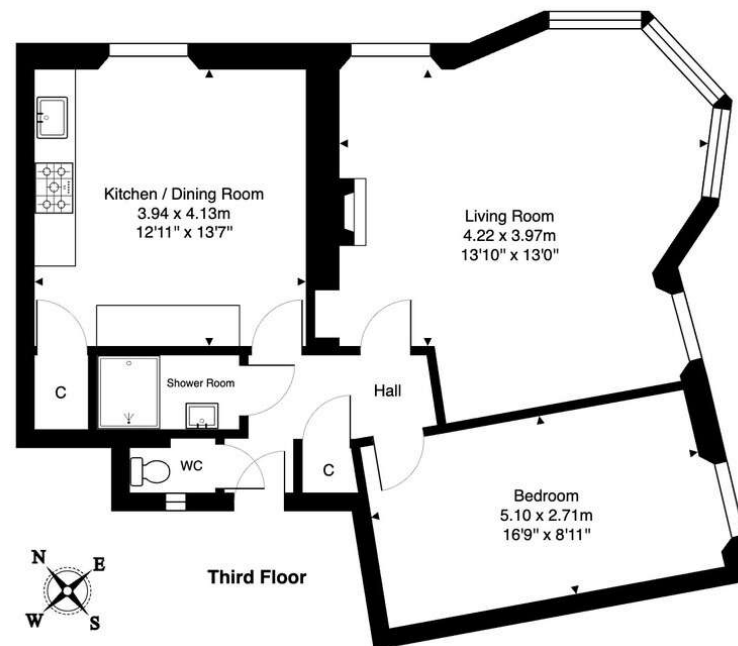
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



1/8 Balfour Street, Edinburgh, EH6 5BY



Total Area: 69.6 m² ... 750 ft²

All measurements are approximate and for display purposes only.

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