



26/8  
Halmyre Street  
Edinburgh  
EH6 8QD









Well presented two-bedroom top floor flat located within a popular factored landscaped development superbly situated to take advantage of the various amenities in Leith, whilst also within easy reach of the city centre. Viewing is highly recommended to appreciate the light and space on offer. The property further benefits from shared residents permit parking, double glazing, electric heating and well-kept communal areas.

#### The accommodation comprises:

- Entrance hall with secure entry phone system and storage cupboards
- Spacious living room/ dining room with neutral modern décor
- Kitchen fitted with a range of base and wall mounted units. Integrated oven, hob and extractor
- Two double bedrooms both with built in wardrobes
- Modern refitted bathroom with electric shower over bath. Pedestal sink and enclosed cistern toilet
- Access to self-contained loft space via hatch for storage

#### Externally:

There are landscaped communal grounds located to the rear of the building and ample additional on street parking.

#### Extras:

All window coverings, light fittings and integrated items are included in the sale. Items of furniture may be available under separate negotiation.



Viewing by appointment on 0131 524 3800

















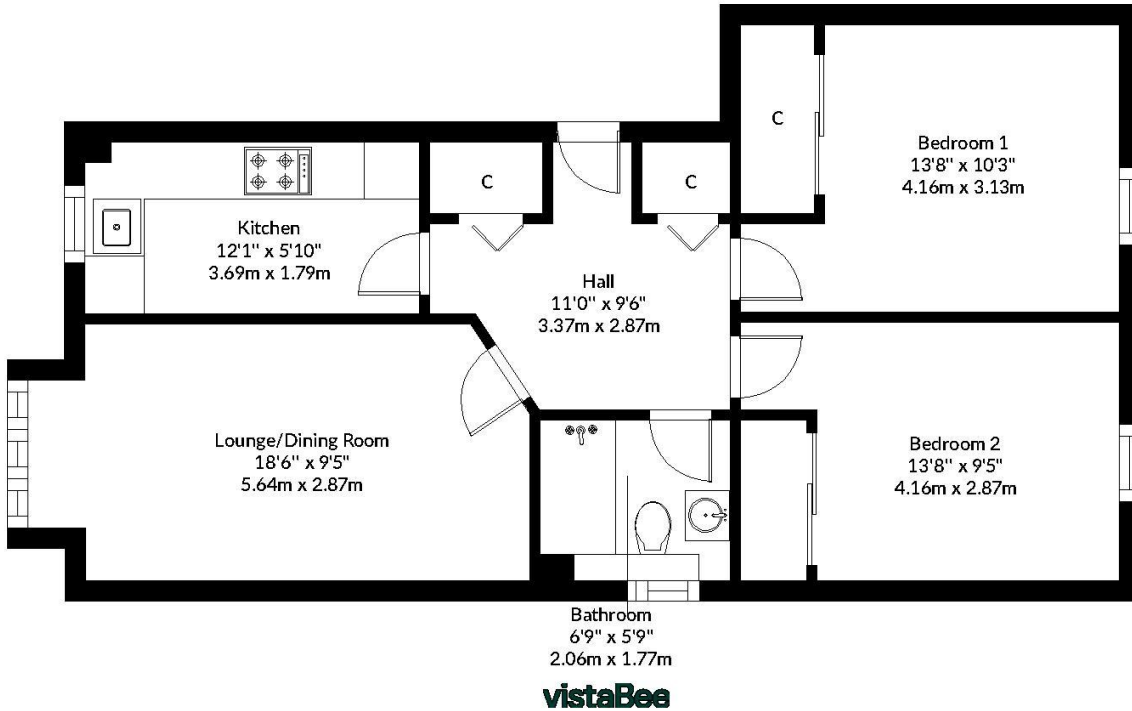












This plan is for layout guidance only and is not drawn to scale, whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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The vibrant and cosmopolitan area of Leith is a hub for socialising and 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 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. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the City and to Edinburgh International Airport.

**EPC Band- D**

**Council Tax Band- C**

**Factor- RMG UK- Approx. £65 per Month**