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Offers Over  
**£360,000**

# 53/1 Bernard Street

Leith | Edinburgh | EH6 6SL

This impressive dual-aspect, first-floor flat sits within a B-listed building in the heart of The Shore, one of Edinburgh's most sought-after districts. Steeped in history and surrounded by superb amenities and transport links, this beautifully refurbished home blends period elegance with modern convenience, offering generous and flexible accommodation.

-  2 or 3 Bedrooms
-  1 or 2 Reception Rooms
-  1 Bathroom
-  Zoned Resident Permit Parking
-  EPC Rating - C
-  Council Tax Band - D



## Description

Accessed via a secure entry system, the property shares the communal stairway with just three other flats. The front door opens to a welcoming hallway featuring incredible high ceilings and period detail, setting the scene for the accommodation beyond.

The flat boasts striking ornate plasterwork, reinstated ceiling roses, pine flooring, and cast radiators. Its current owners have completed a thorough scope of refurbishment, including a full rewire and replacement of the heating system, paying particular attention to retaining and enhancing the property's original character.

At the heart of the home, the generous south-facing kitchen is ideal for family life and entertaining. Thoughtfully designed, it features deep-drawer base units, open shelving, an integrated dishwasher and a range cooker. The space flows seamlessly into the twin-windowed reception room, where a period fireplace, fitted with a log-burning stove, is flanked by an oversized Edinburgh press—offering practical storage.

Reclaimed timber-panel sliding doors connect the reception room to a second living space, currently used as a large home office. This versatile room could easily be used as a formal dining room or third bedroom.

The oversized principal bedroom features twin windows to the front and boasts excellent built-in wardrobe space. To the rear of the building, the second double bedroom features recessed lighting, reinstated plaster corning, and offers a useful high-level storage area. A large utility cupboard in the hallway provides additional storage, plumbing for a washing machine and space for a tumble dryer.

The accommodation is completed by a stylish, recently re-fitted bathroom featuring underfloor heating, a white suite and an over-bath shower. Further benefits include gas central heating, fibre-to-the-premises broadband and secondary glazing. Ample residents' permit parking is available on nearby streets.





## Extras

The Miele fridge freezer, range cooker, integrated dishwasher, all curtains, window dressings and the light fittings are to be included in the sale. The antique linen press in the kitchen is available by separate negotiation.

## Viewing

Please contact Neilsons on 0131 625 2222





## Location

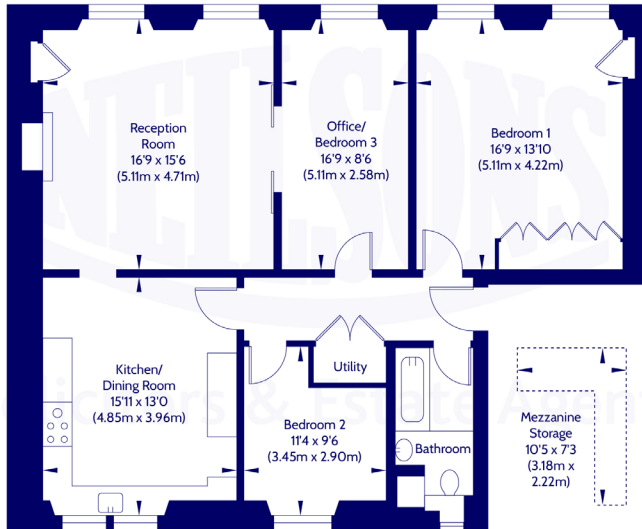
The property sits in the heart of The Shore, once a thriving port at the core of the capital's maritime industry and now characterized by an enviable selection of cafes, independent shops, bars, and award-winning restaurants. On Saturdays, Leith Market offers fresh provisions and produce, street food, and wares from local artists. Ocean Terminal includes a variety of shopping and leisure facilities, high-street shops, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Water of Leith walkway and cycle route is close at hand and parks and green spaces are also nearby, including Leith Links. Excellent public transport by bus or tram provides swift access to the city centre, surrounding areas and Edinburgh International Airport.





Approx. Gross Internal Floor Area 102.72 Sq M / 1106 Sq Ft.

### First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

