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Offers Over

**£170,000**

## 34 (3F3) Buchanan Street

Leith | Edinburgh | EH6 8RE

This attractive and beautifully presented third/top floor flat, situated within the high amenity district of Leith, close to fantastic local amenities, transport links and within walking distance of the City Centre. The accommodation is presented in move-in condition and would undoubtedly appeal to first-time buyers, professionals and investors.

-  1 Bedroom
-  1 Public Room
-  1 Shower Room
-  Permit/metered parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band – B



## Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with built-in storage cupboard, spacious and bright reception room with feature fireplace, open plan fitted kitchen with a range of base and wall mounted units, light and airy double bedroom with fitted cupboard/wardrobe, and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale. The cooker, fridge/freezer and washing machine can be made available through separate negotiation.

## Gardens and Parking

There is a well maintained communal garden to the rear and permit/metered parking is available to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

Ideally situated just minutes from the Balfour Street tram stop, this property lies in the vibrant Leith Walk district. It benefits from excellent public transport connections, including the newly extended tram network providing easy access to the City Centre and surrounding areas. Many of Edinburgh's renowned restaurants, bars, art galleries, and attractions are all within comfortable walking distance.

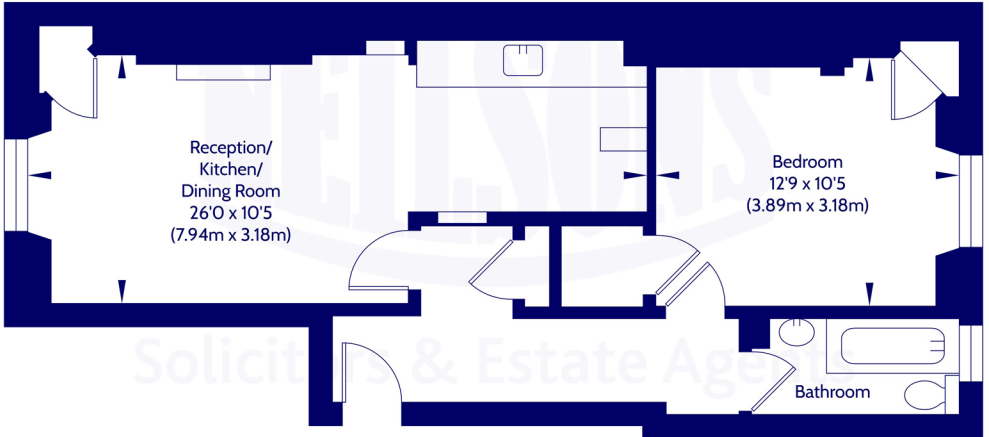
The local area offers a wide range of leisure and recreational opportunities. The Omni Centre, just a short walk away, features a variety of restaurants, a multi-screen cinema and Nuffield Gym. The St. James Quarter, also a short walk from the property, features a variety of high-street retailers. Nearby green spaces include Leith Links, Holyrood Park, Arthur's Seat, and Craiginny Golf Course.

Additionally, the cosmopolitan Shore area of Leith is close by, offering an exceptional selection of bars and world-class restaurants.



Approx. Gross Internal Floor Area 49.57 Sq M / 534 Sq Ft.

### Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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

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

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

**Bonnyrigg**  
72 High Street  
Bonnyrigg

