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Offers Over

£225,000

12-2 Leith Walk

Leith | Edinburgh | EH6 5AA

A beautifully presented raised ground floor flat forming part of a charming Georgian building, offering the perfect blend of period character and contemporary comfort. This stylish property will appeal to first time buyers and investors alike.

-  1 bedroom
-  1 reception room
-  1 bathroom
-  Residents parking
-  EPC Rating – C
-  Council Tax Band – B



Description

This elegant raised ground floor flat is set within a handsome Georgian tenement and boasts a wealth of charming features, including high ceilings, decorative wall panelling, and intricate cornice work. The bright reception room provides a welcoming living and dining space, and there is a well-equipped fitted kitchen, which benefits from a selection of built-in appliances.

To the rear of the property, the quietly positioned double bedroom is well-proportioned and comes complete with a stylish modern en-suite shower room. The flat also benefits from a good sized loft space, offering excellent storage.

Beautifully presented throughout, this flat combines period character with contemporary design, making it an ideal first home or rental investment.



Extras

The sale includes all fitted floor coverings, integrated kitchen appliances and window blinds.

Gardens and Parking

To the front of the building is an attractive shared front garden and residents parking is located nearby.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

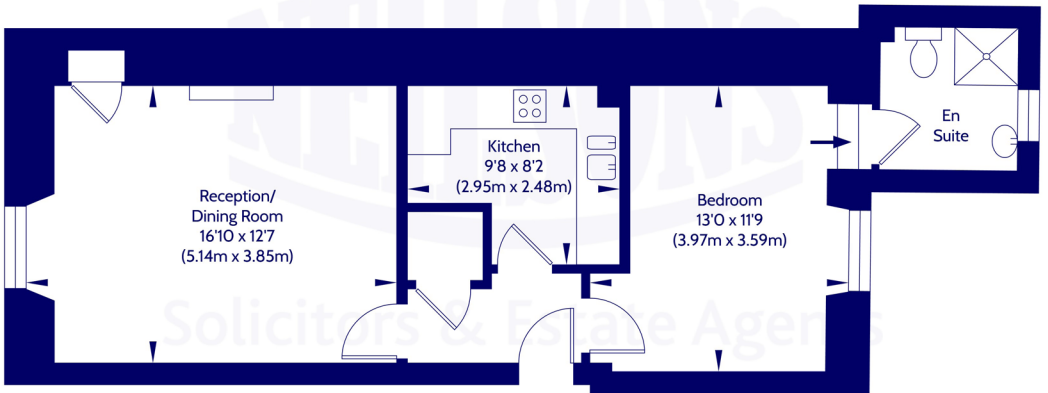
The property is in the vibrant district of Leith which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links, including the extended tram network to the City Centre and surrounding areas and many of the capital's renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentenny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 46.71 Sq M / 503 Sq Ft.

Ground 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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