



Solicitors & Estate Agents










Fixed Price

**£204,000**

## 34/3 Stanwell Street

Leith | Edinburgh | EH6 5FQ

An excellent opportunity has arisen to purchase this delightful, spacious first floor flat offered to the market under the Golden Share scheme. Forming part of a modern development, the property is within easy reach of excellent amenities and superb transport links on hand.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Communal gardens
-  Resident's parking
-  EPC Rating – B
-  Council Tax Band - D



## Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway with two excellent built-in storage cupboards, generously proportioned and bright reception room/dining room with Juliet balcony providing lovely open views, modern fitted breakfasting kitchen, spacious principal bedroom with fitted wardrobes and en-suite shower room, second well proportioned bedroom with fitted storage and stylish bathroom with three-piece suite. Further benefits include gas central heating & double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the fridge/freezer, washing machine, dishwasher and integrated oven/hob.

## Gardens and parking

The property is surrounded by well maintained communal grounds and ample residents parking is available. The common areas and garden grounds are maintained by First Port Ltd at a cost of approximately £150 per quarter and this also includes common buildings insurance.

## Golden Share/Additional information

The property is being sold as part of the Golden Share scheme. The purchaser owns 100% of the home but the Golden Share price of the property is fixed at 80% of the open market value at the time of sale. There is a criteria that must be met, and purchasers must provide the necessary evidence to demonstrate that they are eligible for the scheme. More information can be found here [Guide to Golden Share April 2022 – The City of Edinburgh Council](#) . Application forms available on request.

## Viewing

By appointment with Neilsons on 0131 625 2222.







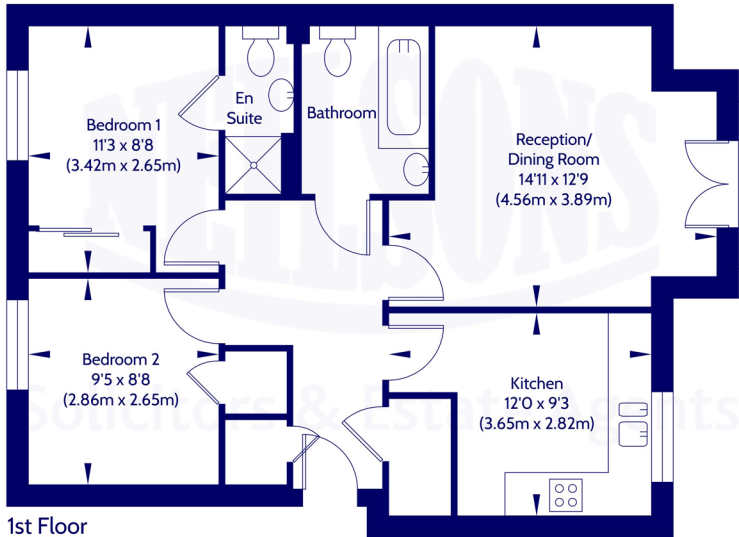
## Location

Stanwell Street is located on the edge of Pilrig Park in the ever-popular Leith district to the East of the City Centre. This vibrant location offers an abundance of amenities including shops and services all within easy walking distance, along with a thriving café culture, a wealth of bars and restaurants and a wide range of recreational facilities. Edinburgh's St James Quarter and Omni Centre are close at hand as well as Ocean Terminal and the popular Shore district. Excellent bus and tram services provide swift access to the City Centre, the airport and surrounding areas. Local schooling is provided from nursery to secondary level.





Approx. Gross Internal Floor Area 59 Sq M / 637 Sq Ft.



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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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

