





Welcome

This lovely first floor, 2 bedroom property comprises of a living/dining room enjoying a generously sized bay window that bathes the space in natural light, complemented by traditional cornicing and an Edinburgh press cupboard. The kitchen comes with base and wall units, slot-in cooker, washing machine, and fridge-freezer, all included in the sale. Both bedrooms are located at the rear, offering a peaceful retreat. The master bedroom boasts large built-in wardrobes, while the second bedroom is currently utilized as an office space. The modern bathroom is equipped with a bath featuring an overhead electric shower, WC, and wash hand basin. The property benefits from gas central heating, double glazing, and plentiful zoned parking in the surrounding area. There is also access to a well-maintained communal rear garden, providing a tranquil outdoor space.





Leith Links

Situated off the expansive Leith Links, the flat is within easy reach of supermarkets, local shops, and a variety of recreational facilities, including golfing at nearby Craigentinny and Meadowbank Sports Stadium. This property benefits from good public transport options, including the new tram line to Edinburgh International Airport, enhancing connectivity. The vibrant Shore area is close by, offering a wide selection of restaurants and bistros for dining and entertainment.

Viewing highly recommended

Call 07884 247419



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

Links Gardens,
Edinburgh,
Midlothian, EH6 7JG



Approx. Gross Internal Area
726 Sq Ft - 67.45 Sq M
For identification only. Not to scale.
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