



# 125/4 Leith Walk

Leith, Edinburgh, EH6 8NP

*We sell homes, not just houses*



Formerly two separate houses, converted into a large family home spanning entire landing. Potential to convert back to two individual properties.

Situated in the Leith conservation area, this three-bedroom (plus box room) third-floor flat has a desirable location in the capital. It is set just a stone's throw from fantastic amenities, popular restaurants and bars, schools, and frequent bus and tram links, connecting to the city centre and airport. It forms part of a traditional building and provides bright and spacious rooms with the benefits of period architecture. It also offers inspiring elevated views, with a wonderful panorama over Leith to the front, and an iconic view of Arthur's Seat to the rear. The property also presents buyers with an exciting opportunity for complete refurbishment, allowing you to set the style of the interiors whilst offering ample scope to add significant value to the home.

Inside the flat, reached via a secure shared entrance and stairwell, a central hall welcomes you, providing three generous walk-in cupboards with built-in storage. In the living room, a spacious footprint accommodates comfy lounge furniture, whilst a sash window ensures a light-filled ambience. The room is finished by a focal-point fireplace and a shelved recess, as well as a handy box room, which could be used as a private study. Next door is the third double bedroom. This is a flexible space that can alternatively be used as a dining room, if required. Accessed from here or the hall, the adjacent breakfasting kitchen can also accommodate a table and chairs for dining. It is fitted with cabinets and workspace and is a good size for entertaining and socialising.

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## Features

- Traditional third-floor flat
- In the Leith conservation area
- Inspiring and iconic elevated views
- Secure shared entrance and stairwell
- Central hall with generous storage
- Bright and spacious living room
- Good-size breakfasting kitchen
- Versatile box room/private study
- Three generous double bedrooms
- 2pc shower room and separate 1pc WC
- Controlled permit parking (Zone N7)
- Gas central heating system
- Double and single-glazed sash windows
- EPC Rating - C







“Truly unique, bright & spacious  
three-bedroom flat within the  
heart of Leith”







Meanwhile, the other two double bedrooms both enjoy generous dimensions for a variety of furnishings. The principal bedroom also comes with wall-to-wall wardrobes. Completing the home is a two-piece shower room and a separate one-piece WC. The property has gas central heating, with double-glazed sash windows to the rear, and single-glazed sash windows to the front.

Outside, the home is perfectly positioned to enjoy some of the area's most popular green spaces, including Leith Links and Pilrig Park. Homeowners have access to controlled permit parking (Zone N7) as well.

Extras: to be sold as seen, including all fitted floor and window coverings, light fittings, bedroom wardrobes, and the integrated oven and gas hob. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## Leith

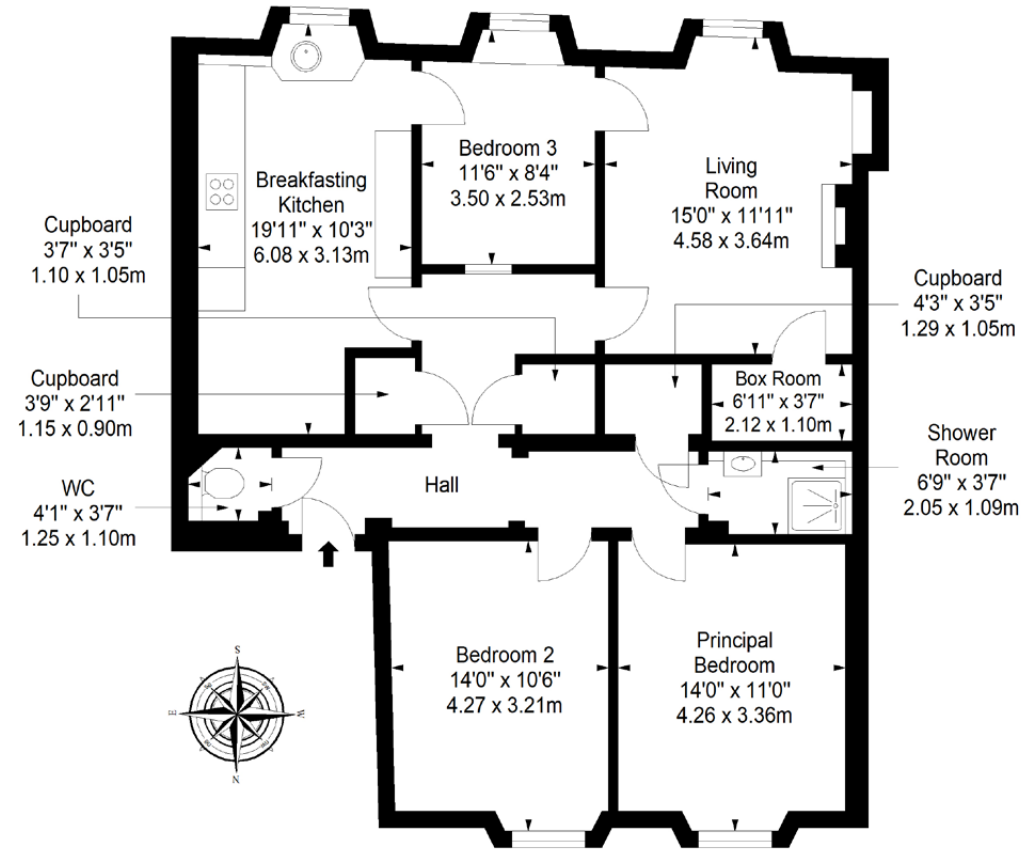
Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the fashionable Shore: a highly sought-after waterfront with an array of pubs and award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces as well, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. The area also benefits from a wealth of retail outlets and it is within easy reach of the St James Quarter, which is home to a fantastic selection of high-street favourites, designer stores, and entertainment facilities. Leith is also home to Ocean Terminal shopping centre, which hosts additional stores, family restaurants, a 24-hour gym, and a multiplex cinema. For further shopping and cultural facilities, Edinburgh city centre is easily accessible via a tram link along Constitution Street, providing the area with a direct commute through the city centre to Edinburgh International Airport. Also, there are fantastic bus services both day and night, and there is also a direct bus link to the airport. In addition, the school catchment area covers early years, primary, and secondary education.





# Floorplan

Third Floor  
Approx. 97.9 sq. metres (1053.8 sq. feet)



Total area: approx. 97.9 sq. metres (1053.8 sq. feet)

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