



## 27/15 Halmyre Street

Leith, Edinburgh, EH6 8QE

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Forming part of a traditional tenement building, this one-bedroom third/top-floor flat is an excellent city residence with a highly desirable location in sought-after Leith. It is positioned close to Easter Road and Leith Walk, with a wealth of amenities close by, as well as popular restaurants, bars, and cafés. Regular bus links and a nearby tram link also provide swift connections to the city centre and airport. The home itself is attractively presented throughout, with neutral decoration and quality finishings, including a modern kitchen and shower room. In move-in condition, this property will certainly be in high demand.

The flat is reached via a shared entrance and stairwell, the front door opening into a welcoming hall. To the right is the living/dining room. This well-proportioned reception area has ample floorspace for a selection of comfy furnishings. It is framed by a handsome focal-point fireplace and it is decorated in on-trend neutral hues, creating a lovely space for daily use. Next door, the kitchen has a stylish design, with modern cabinets and complementary worksurfaces. The fashionable look is heightened by metro-effect splashback tiles and light olive décor. It comes with an integrated oven, ceramic hob, and extractor hood, as well as a freestanding fridge/freezer. There is also space for an undercounter washing machine.

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## Features

- Third/top-floor flat in move-in condition
- Part of a traditional tenement building
- Desirable location in sought-after Leith
- Attractive neutral interiors throughout
- Welcoming entrance hall
- Living/dining room with focal-point fireplace
- Fitted kitchen with stylish design
- Double bedroom with wardrobe fixtures
- Bright three-piece shower room
- Communal lawned garden
- Controlled permit parking (Zone N7)
- Double-glazed windows
- EPC Rating - F









“A living/dining room with focal-point fireplace, a fitted kitchen with stylish design and a double bedroom with wardrobe fixtures”











Meanwhile, the double bedroom enjoys spacious dimensions and a light-filled ambience. It is enhanced by soothing neutral décor and a plush carpet, ensuring a relaxed and comfortable environment. Furthermore, it features over-the-bed wardrobe fixtures for added convenience. A bright three-piece shower room, with white tiles and neutral décor, completes the accommodation on offer. The property has double-glazed windows throughout.

Outside, homeowners have shared use of a lawned garden, which is neatly enveloped by a stone wall. In addition, residents have access to controlled permit parking (Zone N7) – an essential feature in Leith.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a freestanding fridge/freezer to be included in the sale.

## 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. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre, which hosts a wide range of high street stores, as well as family restaurants, a 24-hour gym and a multiplex cinema. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, 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. Edinburgh city centre is easily accessible by bus, day and night, and there is also a direct bus link to Edinburgh International Airport. In addition, a tram link along Constitution Street provides the area with a direct commute through the city centre to the airport. The school catchment area covers early years, primary, and secondary education.





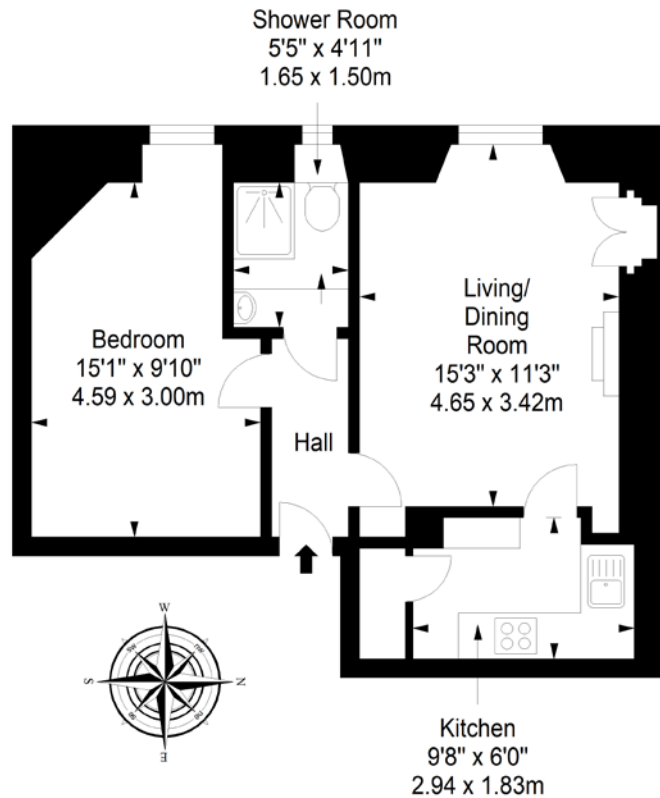




# Floorplan

## Top Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 42.9 sq. metres (461.8 sq. feet)

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