



Beautifully presented

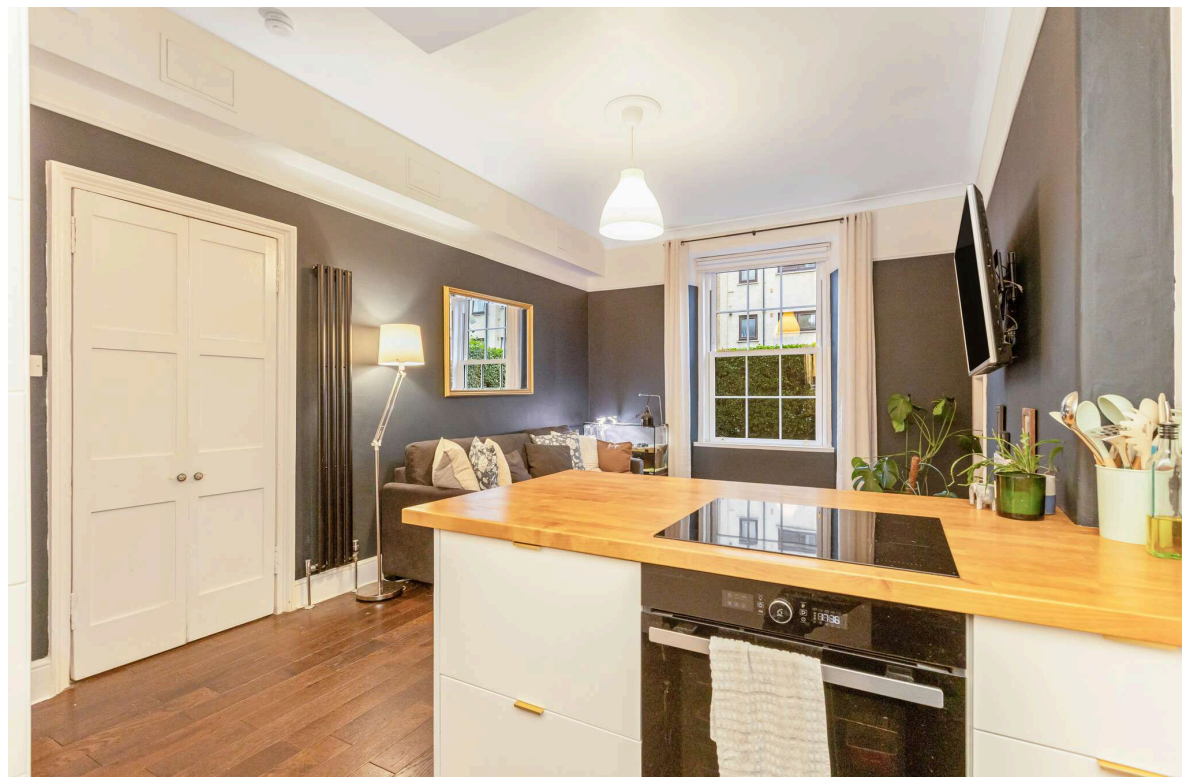
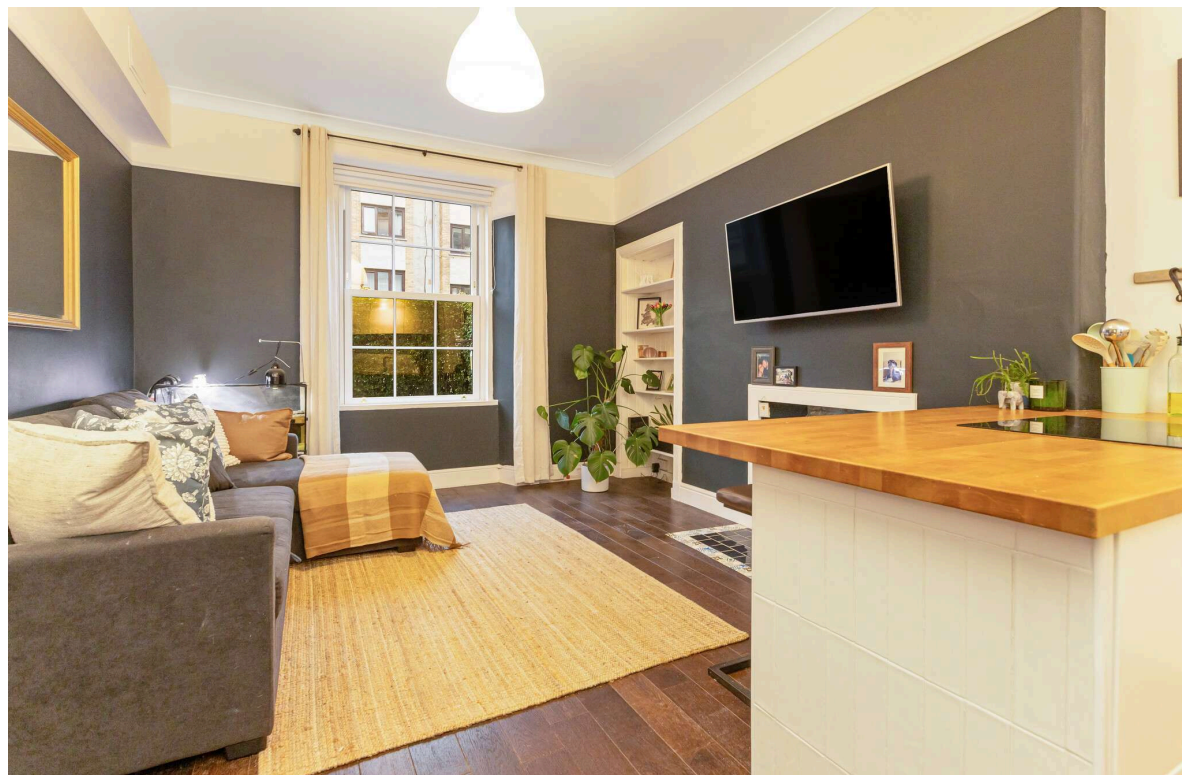
One bedroom, ground floor flat



This beautifully presented one-bedroom, ground-floor flat enjoys a fantastic location in Leith, set on a quiet residential street yet just moments from the vibrant Leith Walk and Easter Road. Recently upgraded to a high standard, the property benefits from new sash-and-case double glazing, engineered hardwood flooring, fitted blinds, a stylish new shower room, and modern kitchen units. With its combination of contemporary updates and classic features, it offers true walk-in condition. The open-plan living and kitchen area is particularly spacious, featuring an attractive fireplace, wall-mounted TV with concealed, in-wall cabling, and a traditional Edinburgh Press. The newly fitted kitchen units are complemented by a generous breakfast bar and solid beech worktops, creating a warm and inviting space for cooking and entertaining. The double bedroom includes full-height built-in storage, maximising space and functionality. The shower room is exceptionally well finished, with a walk-in shower, vanity unit, illuminated mirror with integrated sockets, and eye-catching tiled flooring. There is also a separate WC with a wash hand basin and stylish floor tiles. Externally, there is a small garden area to the front with space for seating and a shed, as well as access to a well-maintained communal garden to the rear. Permit parking is available.

Key Features

- Communal stair
- Hall
- Open plan kitchen/living room
- Double bedroom
- Shower room
- W.C.
- Gas central heating
- Double glazing - installed September 2025
- Communal garden
- Permit parking



Leith

Leith is a popular, established and independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a vibrant atmosphere. In addition, Leith has its own amenities with several doctor surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area, as well as Leith Walk with its array of shops, cafes and restaurants. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route, or the tram. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge, washer dryer, dishwasher, bar stools, bio ethanol fire, hallway cabinet, wall mounted TVs and shed are included in the sale (all sold as seen, no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

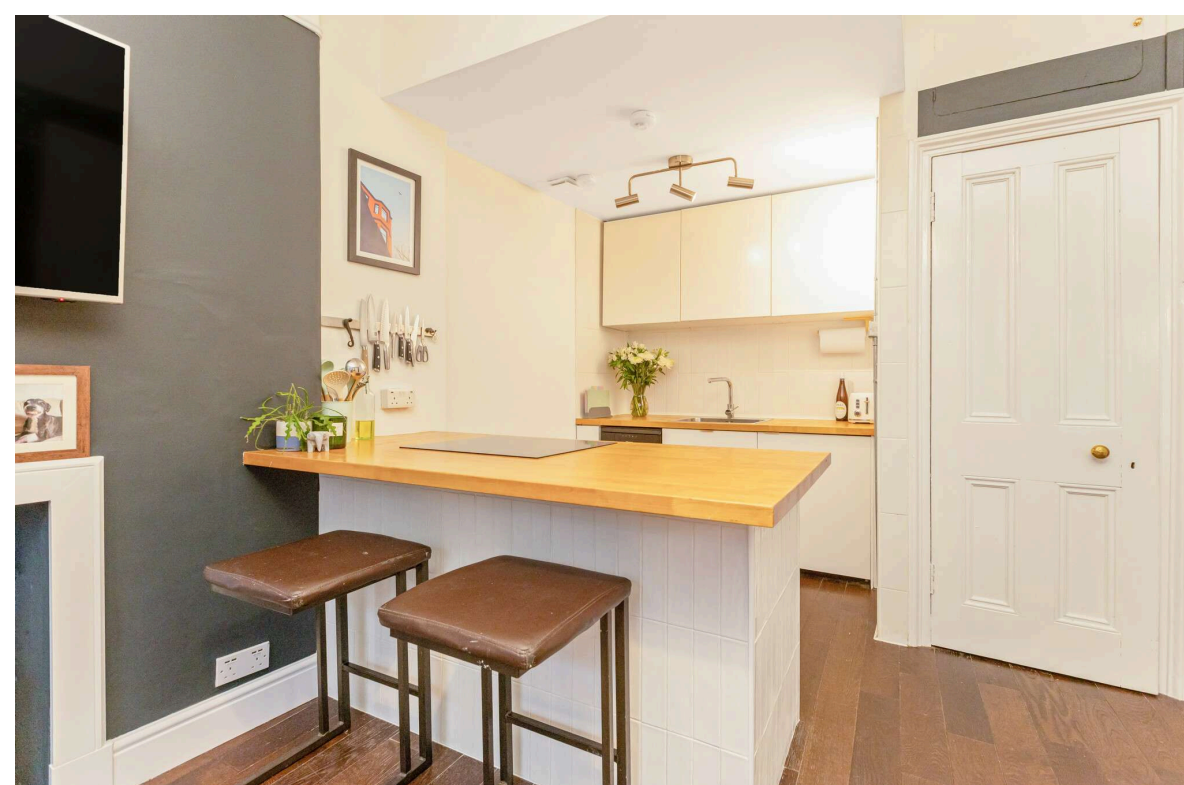
£180,000

EPC Rating

C

Tenure

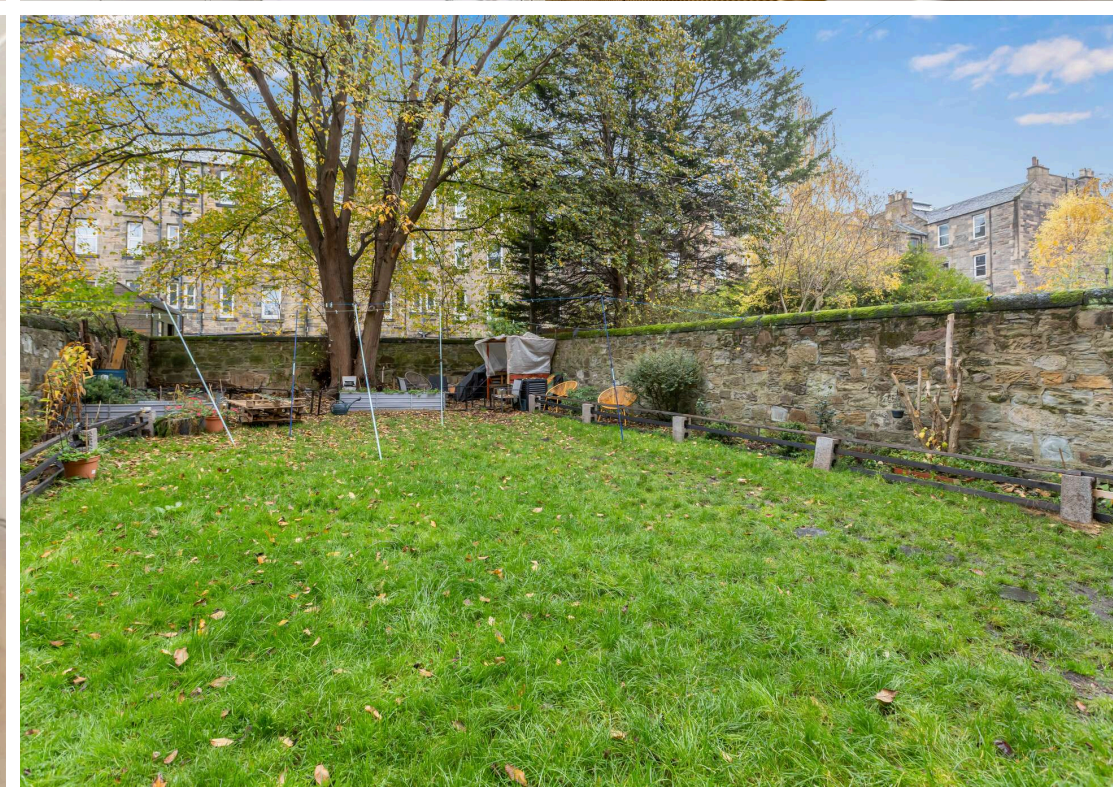
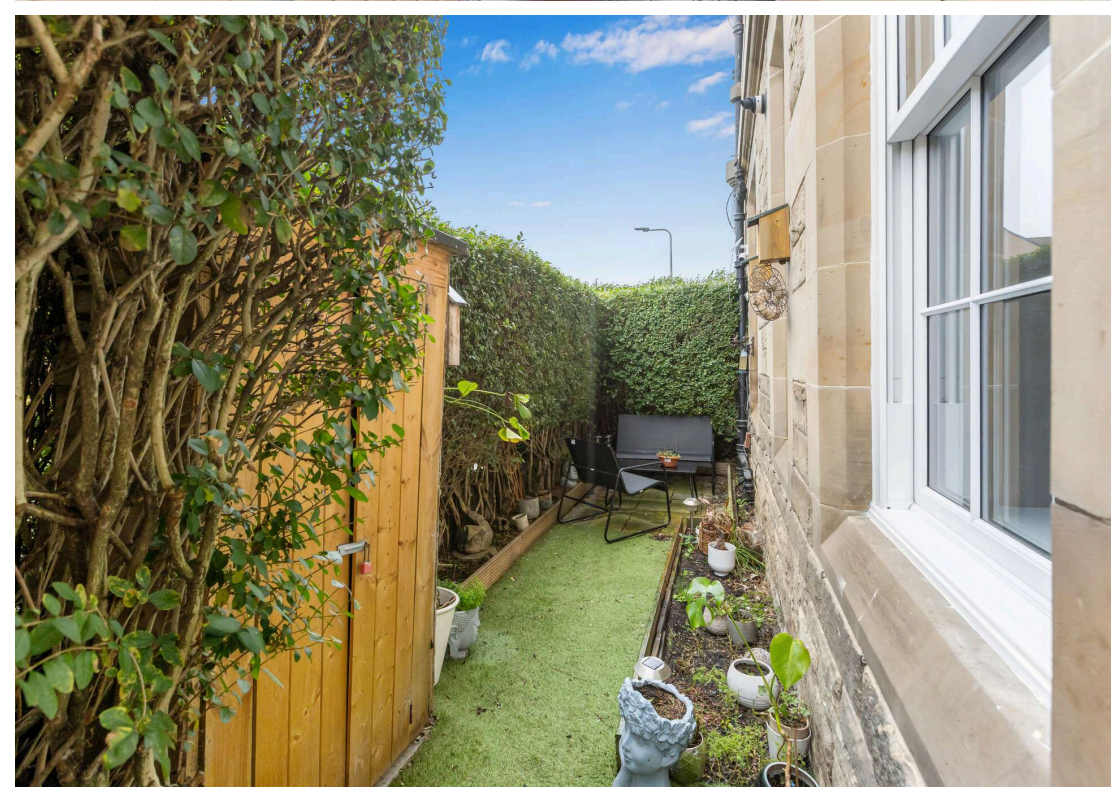
Freehold

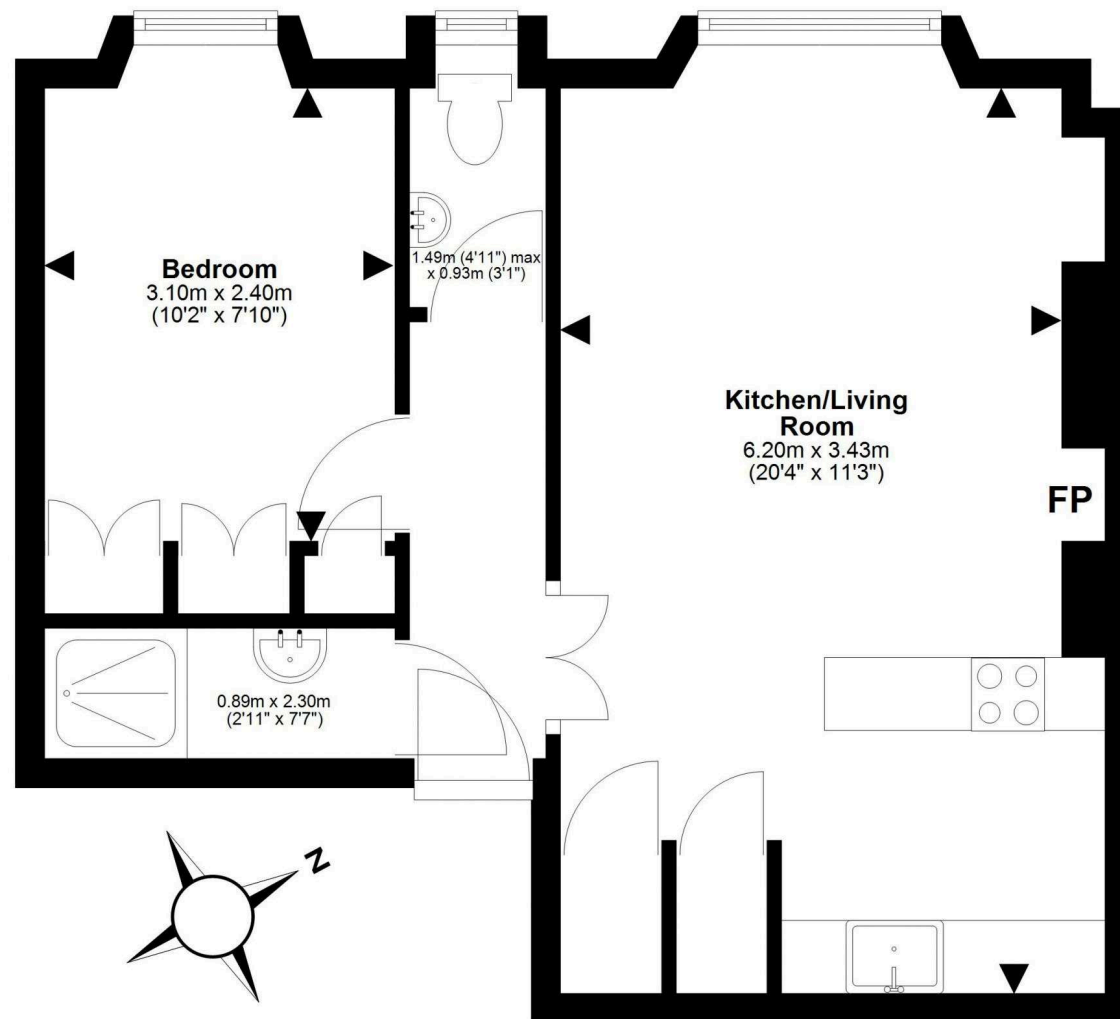












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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