



# Leith

31/5 Balfour Street  
EH6 5DQ



Buzzer no - 5

Second Floor Flat

OFFERS OVER £230,000

- Hallway with storage
- Characterful living room
- Dining kitchen
- Double bedroom
- Bright bathroom
- Gas central heating
- Partially double glazed
- Well-maintained shared rear garden
- Zoned on street parking
- Close to the open spaces of Pilrig Park
- Traditional features

Viewing - by appointment call  
Beveridge & Kellas on 0131 554  
6321





This charming 2nd (top) floor flat offers well-proportioned accommodation with traditional features and would be ideal for any first-time purchaser, couples, downsizers, and professionals alike.

The flat opens to a hallway which has a handy built-in storage cupboard, wooden floors, and flows effortlessly to the rest of the flat. The characterful living room is situated to the front of the property and features a traditional fireplace within a decorative surround, built-in cupboard space, and original cornicing. The generously proportioned and sunny dining kitchen is situated to the rear and has a fireplace within a surround, built-in cupboard, a pantry cupboard, base and wall units, slot in cooker, integrated dishwasher, and a washing machine. The spacious double bedroom with a calm leafy view also features wooden floors, a traditional fireplace surround, and cornicing. Completing the flat is a light-filled, rear facing bathroom with partially tiled walls, a WC, hand wash basin within a vanity unit, bath with overhead electric shower unit, and a heated towel rail.

Additional benefits include gas central heating, partial double glazing, a well maintained enclosed communal garden, and zoned on street parking.

The property is situated on a peaceful tree-lined street close to Pilrig Park and just off the sought-after and vibrant Leith Walk, so an abundance of shopping facilities and a wide range of bars, cafes and restaurants are available locally. A good choice of public transport is also available to the nearby City Centre and surrounding areas including the Tram line running from Newhaven to Edinburgh International Airport. Local recreational facilities include the Omni Centre and St James Quarter offering gym, multi-screen cinema, bars, restaurants and the Playhouse Theatre.

#### EXTRAS

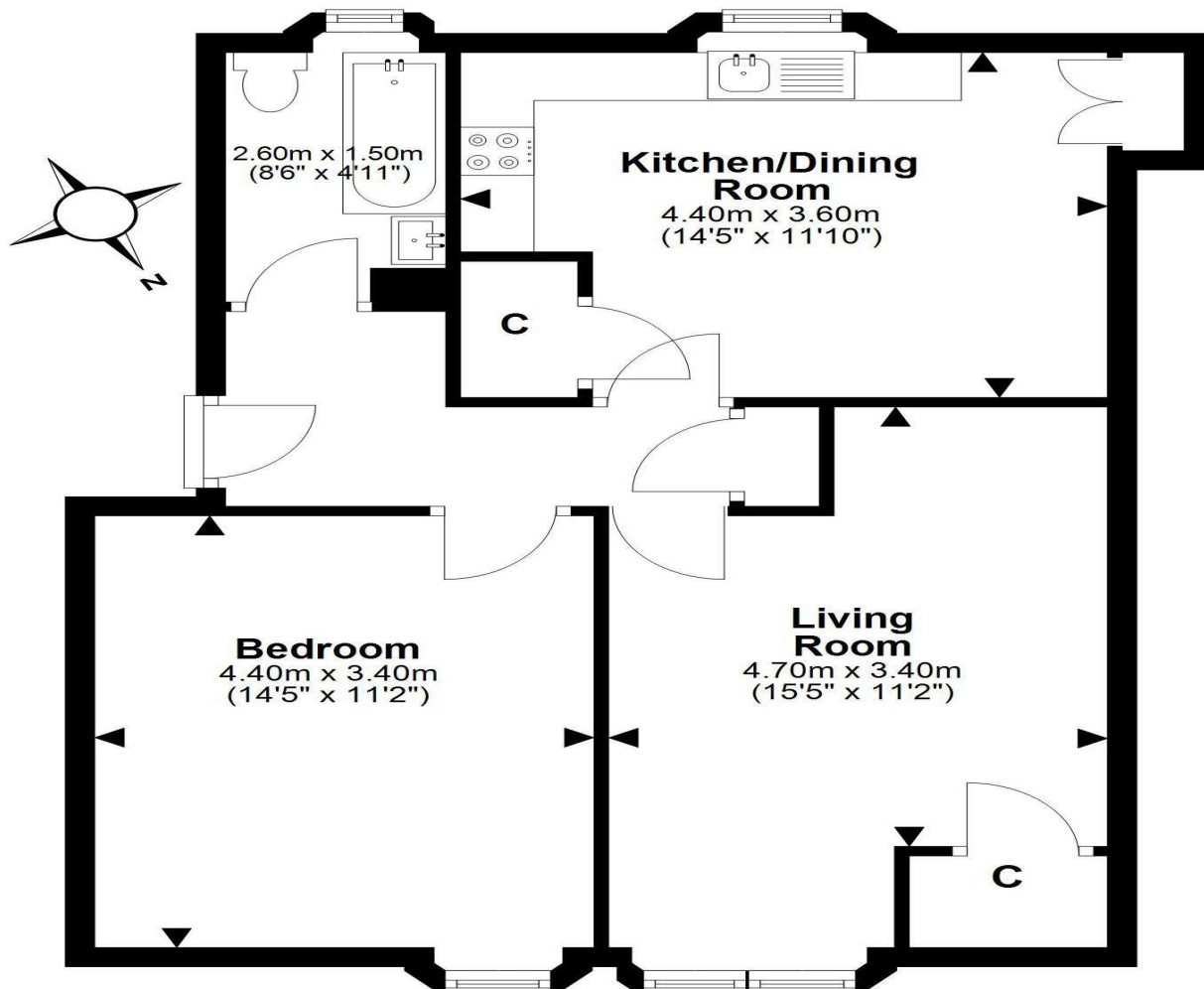
All aforementioned white goods (except fridge freezer). Other items, such as light fittings, are open to separate negotiation. No warranties to be given.

#### OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith







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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**