



# 51 (3F2) Leith Walk

Edinburgh, EH6 8LS



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47sqm

EPC

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**AS** Anderson  
Strathern



# 51 (3F2) Leith Walk

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This attractive top floor flat offers bright and welcoming accommodation with a pleasant south-facing outlook.

The open plan living room and kitchen creates a comfortable central space with good natural light throughout the day. The layout of the property is practical and well-organised, featuring two bedrooms, a modern bathroom, and a useful hall cupboard for additional storage.

Both bedrooms are quietly positioned, and one could easily function as a dedicated home office or study, making the property ideal for hybrid working or for buyers who want flexibility in how they use their space. The kitchen is fitted with a range of units and provides ample room for everyday cooking and dining.

The flat enjoys secure entry to the communal stair and access to a shared outdoor space to the rear. Timber framed double glazing adds further convenience.

Overall, this is a well proportioned home with strong natural light, versatile rooms, and plenty of potential to personalise. It will appeal to first time buyers, investors, and those looking for an efficient and characterful property in a lively city setting.

## Property features

- Fantastic potential
- Great location
- Spacious master bedroom
- Large storage cupboard
- South-facing
- Double glazing

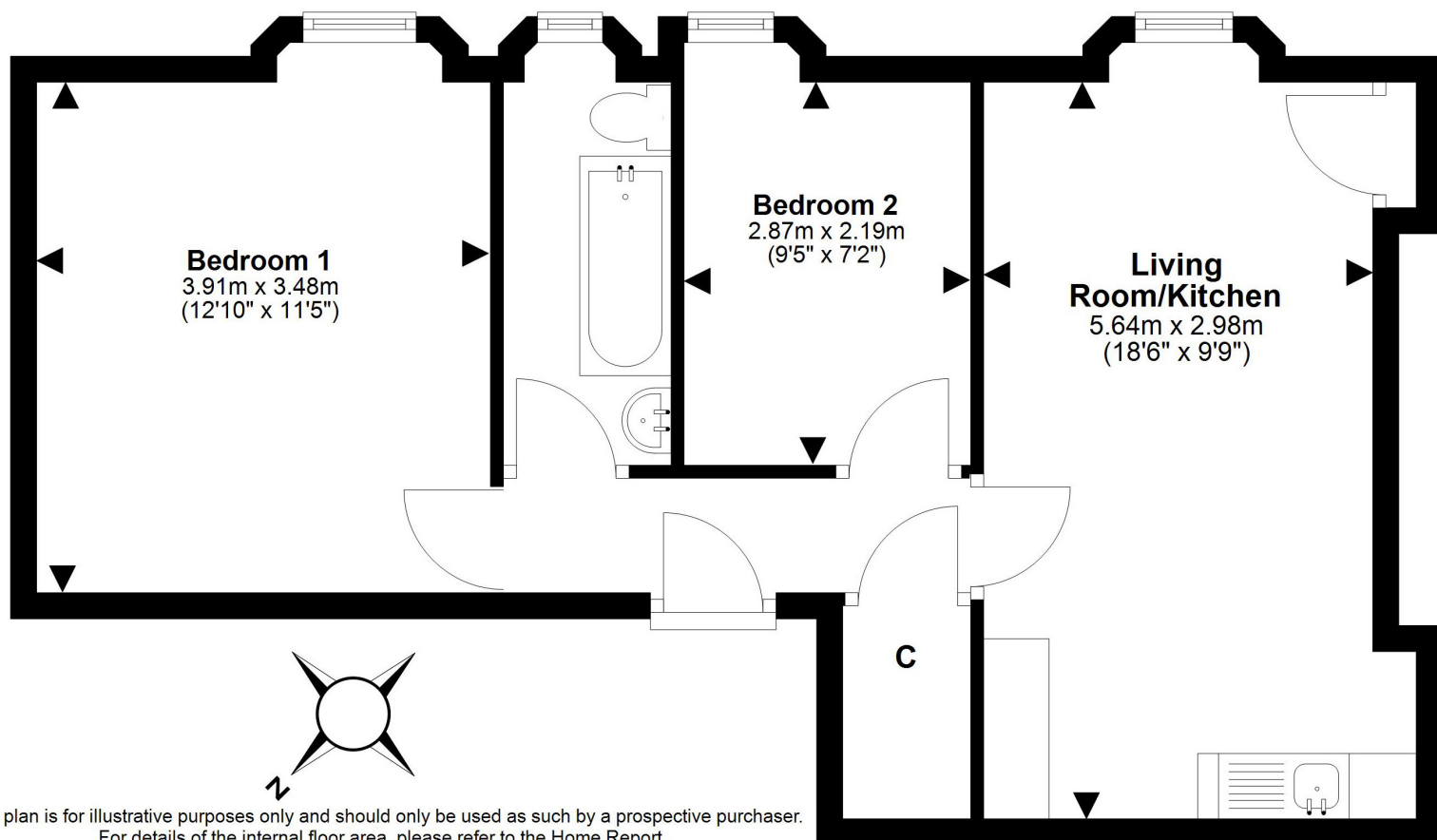






## Location

Leith Walk is located a short distance to the north east of Edinburgh's city centre, making it extremely accessible both on foot and by bus. It is within close proximity of an excellent range of local shops, bars, restaurants and recreational facilities and the St James' Quarter. Waverly Train Station, there are various tram stops along Leith Walk and St Andrews Square Bus Station are also within easy walking distance. For larger shopping requirements, there is a Sainsbury's at Meadowbank and Ocean Terminal contains a host of high street retailers. The fashionable Shore area of Leith is also close by, offering numerous stylish bars and eateries.



## Extras

The items included in the sale of the property are the fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band B

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

**espc**

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