



6 3F1 Iona Street  
LEITH WALK | EDINBURGH | EH6 8SF

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# 6 3F1 Iona Street

LEITH WALK | EDINBURGH | EH6 8SF

6 3F1 Iona Street is a spacious, 2-bed, top floor flat within a traditional tenement building. With access to excellent local amenities and a convenient distance from the city centre, this is a great flat with within easy reach of the centre of town.

Welcoming hall with generous storage cupboard; sitting room with shelved press; fitted kitchen with wall mounted and floor standing units; double bedroom 1 with storage cupboard; double bedroom 2; contemporary bathroom with white three piece suite comprising WC, wash hand basin and bath with shower over.

Communal garden to the rear of the property.

Permit (zone N7), and meter parking is available in the surrounding streets.

Gas Central Heating.

All fixtures and fittings are included in the sale. Kitchen appliances include the fridge freezer, washing machine, oven and hob. These are all included in the sale.

**Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ**  
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The following note is of crucial importance to intending viewers and/or purchasers of the property.

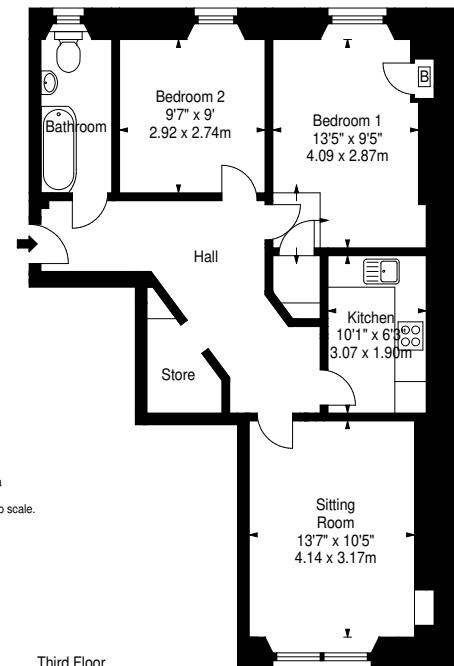
1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2026 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

Iona Street,  
Edinburgh,  
Midlothian, EH6 8SF

 **SquareFoot**

Approx. Gross Internal Area  
689 Sq Ft - 64.01 Sq M  
For identification only. Not to scale.  
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## Location

The property is located in the popular Leith district of Edinburgh, a short distance from the top of Leith Walk and The Edinburgh Playhouse. There are a wide variety of amenities located on Leith Walk, as well as the new Edinburgh St James Centre offering 850,000 sq ft of shopping, dining, leisure and entertainment. Carlton Hill provides bracing walks and impressive views of the city skyline, and there are regular bus and tram services to the city centre and wider parts of Edinburgh from Leith Walk. Access to the city bypass and the road network of central Scotland is also easily achieved via the A1.