



53/10 Balfour Street
LEITH | EDINBURGH | EH6 5DP

warner's
solicitors & estate agents



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Set on a quiet cul-de-sac in the heart of sought-after Leith, seconds from excellent amenities, cafes, bars and restaurants is this spacious top floor apartment. Nestled in a handsome traditional tenement the property boasts a well-kept communal garden, opulent period features and gas central heating and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with feature fireplace, detailed cornicing and large cupboard, a contemporary kitchen with attractive units, a well-proportioned double bedroom and the flat is completed by a stylish bathroom with shower over bath.

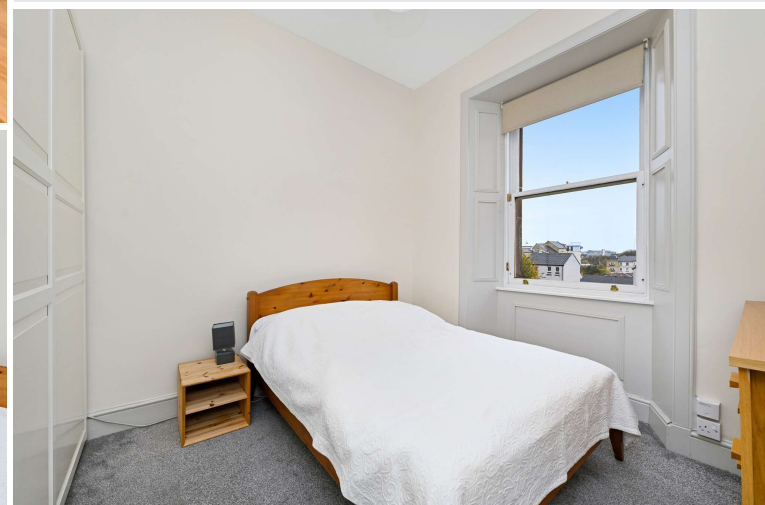
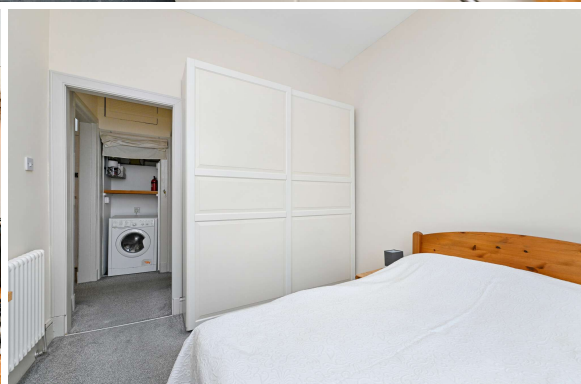
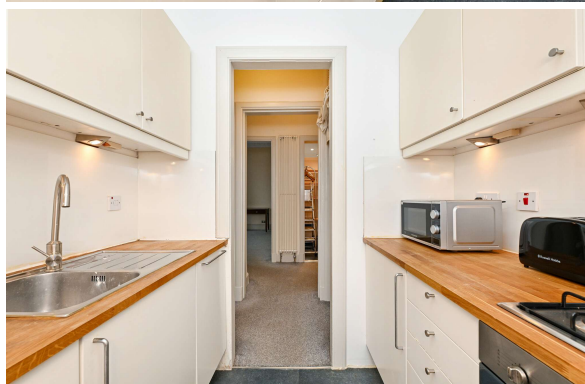
- Top floor traditional apartment on quiet street
- Heart of Leith location
- Period features
- Welcoming hallway with storage
- Bright lounge with feature fireplace
- Contemporary kitchen
- Large double bedroom
- Stylish bathroom with shower over bath
- Well-kept communal garden
- Council Tax Band B
- Energy Rating C

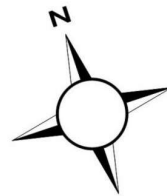
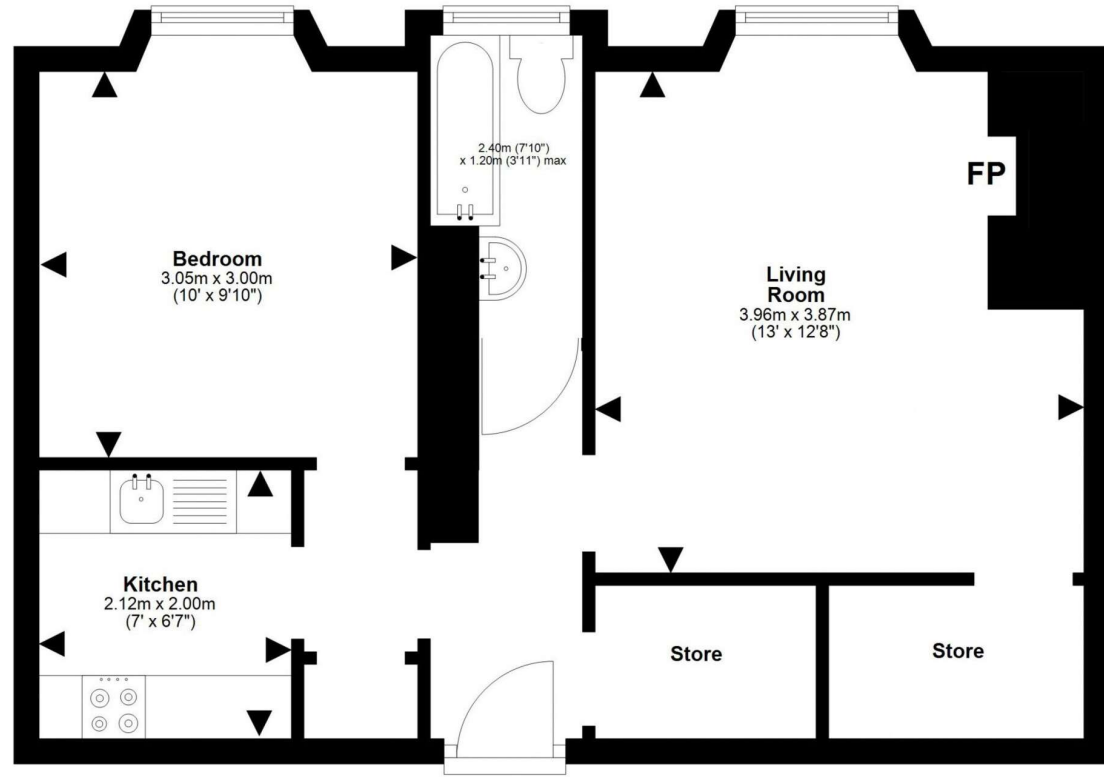
Extras : Kitchen: mini freezer, separate fridge, dishwasher, oven, gas hob. Hall: washing machine. Bedroom: double bed and mattress, chest of drawers, blind. Bathroom: blind and mirror. Sitting room: mirror above the fireplace, blind and finally all light shades will be included.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant area of Leith, in 2023 Time Out listed Leith as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets and there are outstanding retail and food outlets at the nearby St James Quarter. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and tramline.





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.