



Malcolm Jack  
& Matheson

57 (1F3) BALFOUR STREET  
LEITH, EDINBURGH, EH6 5DP



OFFERS OVER  
£195,000



**FANTASTIC OPPORTUNITY TO RENOVATE  
A TWO-BEDROOM FIRST FLOOR FLAT IN  
TRADITIONAL TENEMENT. NEXT TO PILRIG  
PARK. TREE LINED STREET. CLOSE TO ALL  
AMENITIES ON LEITH WALK. COMMUNAL  
REAR GARDEN. RESIDENTS PERMIT PARKING.**

**HALL  
LOUNGE  
KITCHEN  
TWO BEDROOMS  
BATHROOM  
COMMUNAL REAR GARDEN  
RESIDENTS PERMIT PARKING  
DG  
EPC E**



## **SITUATION**

Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre, which hosts a wide range of high street stores, as well as family restaurants, a 24- hour gym and a multiplex cinema. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants.

Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. Edinburgh city centre is easily accessible, day and night, by bus and there is also a direct bus link to Edinburgh Airport. The school catchment area covers early years, primary and secondary education.

## **PROPERTY**

This is a fantastic opportunity to renovate a two-bedroom first-floor flat, which benefits from a communal garden and is situated within a traditional

tenement on a tree-lined street. The property is conveniently located close to Pilrig Park and all the amenities on Leith Walk, including the new tram stop offering direct access to Edinburgh Airport.

The accommodation comprises a hall, lounge, kitchen, two double bedrooms, and a bathroom. Please note, there is no central heating, and the kitchen and bathroom require replacement. The property also has residents' permit parking.



## ACCOMMODATION

### HALL 4.37m x 1.22m (14'4" x 4')

Bright hallway. Entryphone handset.

### LOUNGE / DINER 5.12m x 3.18m (16'10" x 10'5")

Bright and spacious lounge with window to the front. Shelled recess cupboard. Fireplace housing electric fire. Cornice.

### KITCHEN 2.52m x 2.15m (8'3" x 7'1")

Internal kitchen with fitted units.

### BEDROOM ONE 4.53m x 3.50m (14'10" x 11'6")

Double bedroom with window to the rear. Built in cupboard housing water tank. Built in wardrobe.

### BEDROOM TWO 3.24m x 2.64m (10'8" x 8'8")

Spacious double bedroom with window to the rear. Fireplace.

### BATHROOM 2.10m x 1.22m (6'11" x 4')

Bath and WC. Opaque window to the rear.

### EXTRAS

All fixtures and fittings are included in the sale.

### VIEWING

Call Malcolm Jack & Matheson.

### ENTRY

Entry by mutual arrangement.

### OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing [property@malcolmjack.co.uk](mailto:property@malcolmjack.co.uk)

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

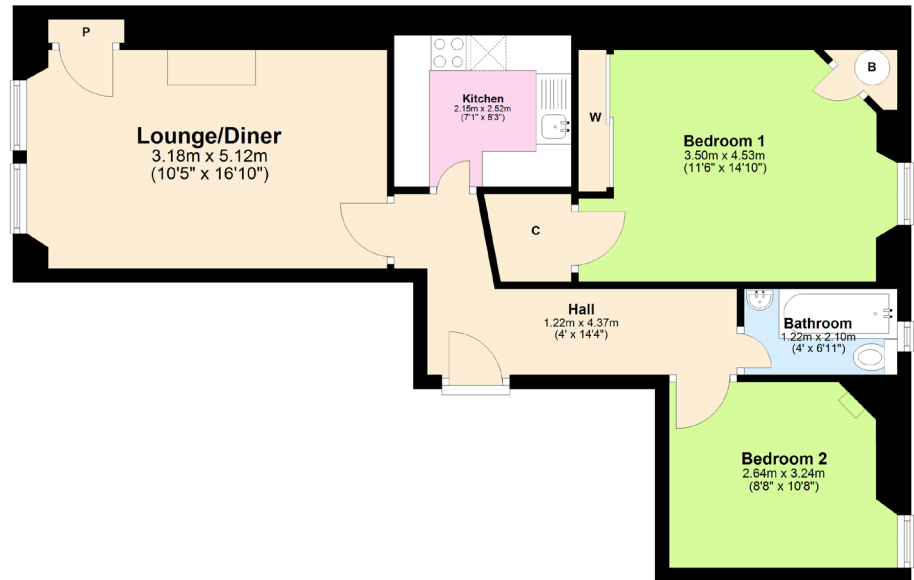
As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind can be provided.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



## First Floor

Approx. 62.9 sq. metres (677.5 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other details are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

### VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

### FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

**Malcolm Jack & Matheson**

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