



35/1 Balfour Street
Leith, EH6 5DL

deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Living Room/Dining Room/ Kitchen
- Two Double Bedrooms
- Bathroom
- Private Front Garden with Private Entrance
- Communal Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D



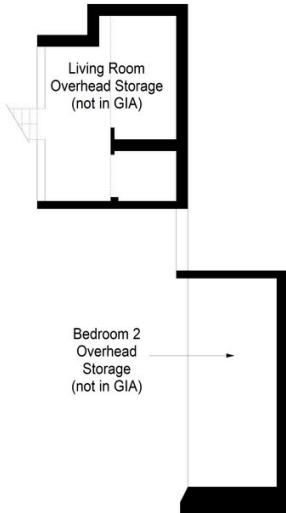
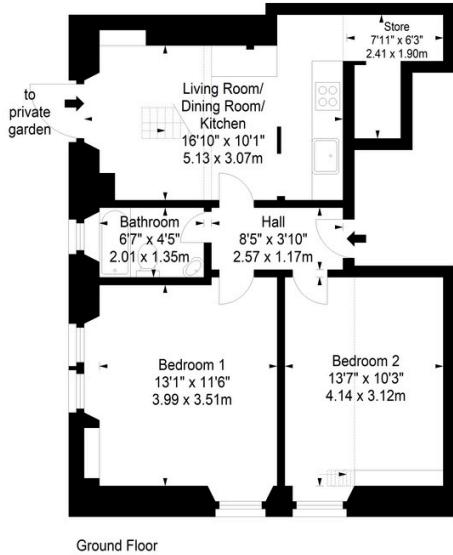
This well-proportioned ground-floor flat is located in the highly sought-after area of Leith, to the east of Edinburgh city centre. The property is ideally positioned close to the vibrant Leith Walk, which offers a wide range of shops, bars, cafés and restaurants. Excellent public transport links provide easy access to the city centre and beyond, including the tram line connecting Newhaven with Edinburgh Airport. The accommodation comprises a welcoming entrance hallway, a spacious open-plan living room/dining room/kitchen with useful mezzanine-style storage space, two good-sized double bedrooms, one of which benefits from a mezzanine study area, and a bathroom fitted with a shower over the bath. A particular feature of the property is the private front garden, which is accessed directly from the living/dining area and provides a completely separate entrance from the main block of flats. The garden also benefits from a useful garden shed and is south-east facing, acting as a sun trap between March and November. To the rear, there is a communal garden for residents. Further benefits include double glazing and gas central heating. Included in the sale are the oven, hob, cooker hood, fridge-freezer, washing machine and dishwasher. All appliances included in the sale are sold as seen, with no warranty provided.



Balfour Street,
Edinburgh,
Midlothian, EH6 5DL



Approx. Gross Internal Area
611 Sq Ft - 56.76 Sq M
For identification only. Not to scale.
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Disclaimer: 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 the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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 the 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 Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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