



43/5 Balfour Street

Leith, Edinburgh, EH6 5DL



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Bright & spacious 2nd floor corner flat just in Prime Leith location

- Sitting room/kitchen
- Double bedroom with built-in wardrobe
- Bathroom with 3-piece suite
- Communal rear garden
- Secure entryphone system
- Ideal for a first-time buyer
- Excellent location close to amenities
- Bright & well proportioned
- Presented in move-in condition
- Gas central heating & double glazing



Offers Over:

£175,000



Further information can be found in the home report.

About the Property

Located just off Leith walk, this second floor corner flat offers a bright and spacious home, ideal for a first-time buyer.

The property lies within walking distance of an excellent range of amenities found in Leith and the neighboring Shore area, while the City Centre is also within easy reach. Balfour Street itself is a wide tree lined street with Pilrig Park at the end and popular café & Balfour Street tram stop where it joins with Leith Walk.

The property is well-presented throughout and benefits from gas central heating & double glazing.

Extras

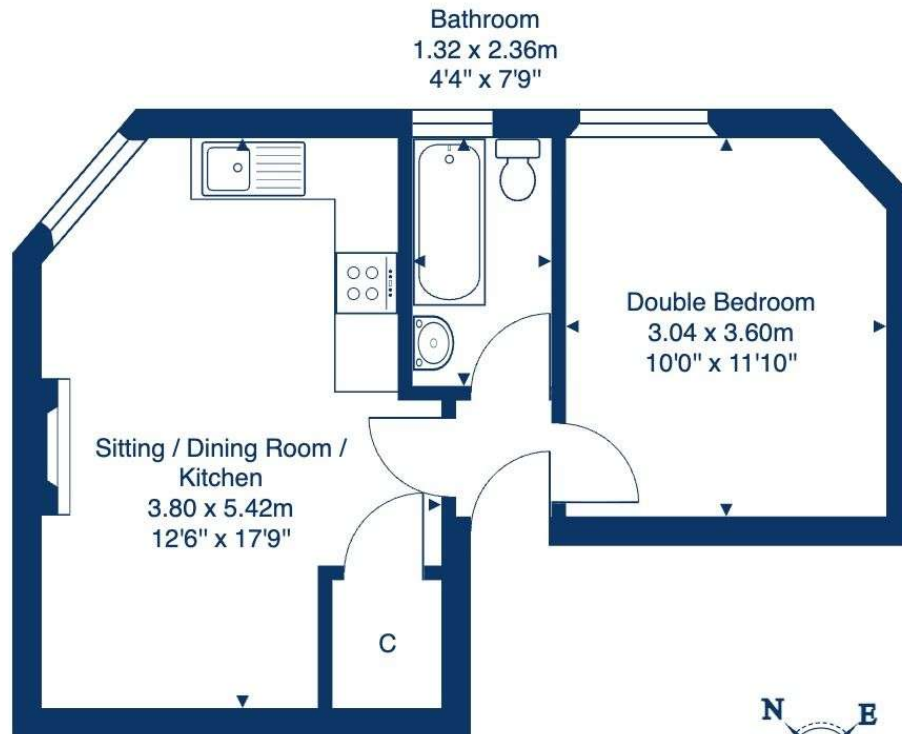
To include all fitted floor coverings, carpets, curtains, curtain poles & blinds in addition to the white goods within the kitchen: oven, hob, washing machine & fridge/freezer.





Floor Plan

43/5 Balfour Street, Edinburgh, EH6 5DL



2nd Floor

Total Area: 35.0 m² ... 377 ft²

All measurements are approximate and for display purposes only.

Location

Leith is a buzzing port district, just two miles northeast of the city centre. This historic, vibrant district is characterised by an eclectic mix of bars, cafés & restaurants. Local supermarkets include Tesco at the foot of Leith Walk & Lidl in the Newkirkgate. There are also independent grocers and a butcher nearby.

For recreational facilities, Pilrig Park, Leith Links & Claremont Park are close by while Leith Victoria Swim Centre provides indoor sport & leisure facilities including a pool, fitness studios and a gym.

An efficient bus & tram service runs to& from the city centre, and there are good road links to all major motorway networks. The Edinburgh tram line provides a direct connection through the city centre to Edinburgh airport.





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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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