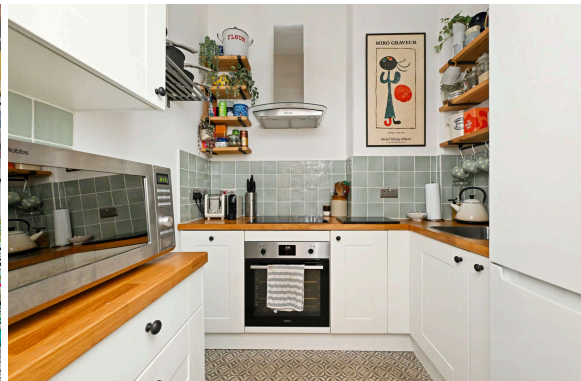




33 (PF1) Balfour Street
LEITH | EDINBURGH | EH6 5DQ

warners
solicitors & estate agents



33 (PF1) Balfour Street

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Set on a quiet street in the heart of sought-after Leith, moments from some of the city's finest cafes, bars, restaurants and quick bus and tram links, is this immaculately presented stone built ground floor apartment. Boasting opulent period features, a well-kept communal garden, ample permit parking, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright twin windowed lounge with feature log burning stove and detailed corning. Contemporary kitchen with attractive units, a large double bedroom with built-in wardrobe, a second well-proportioned double bedroom with a mezzanine level and doors to the rear garden, the flat is completed by a stylish shower room.

- Heart of Leith location
- Stone built ground floor apartment
- Stunning period features
- Welcoming hallway with good storage
- Bright twin windowed lounge with corning
- Contemporary kitchen with attractive units
- Two large double bedrooms
- Stylish shower room
- Gas central heating and double glazing
- Well-kept communal garden

Council Tax band B, EPC rating C.

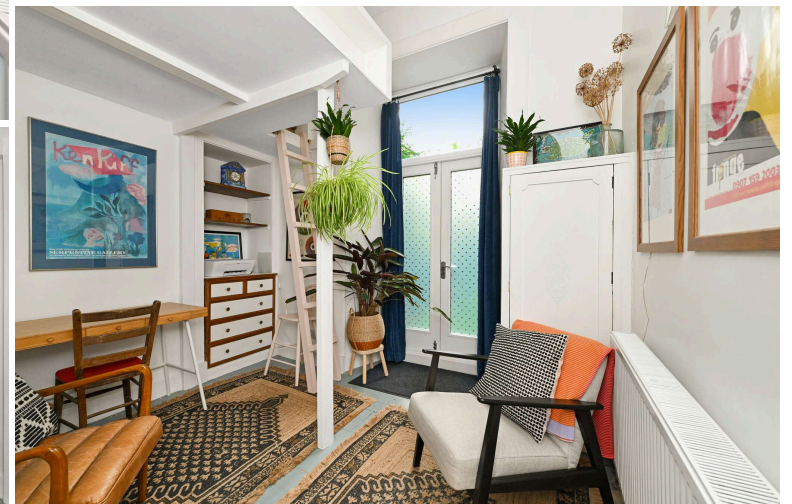
Extras to include:

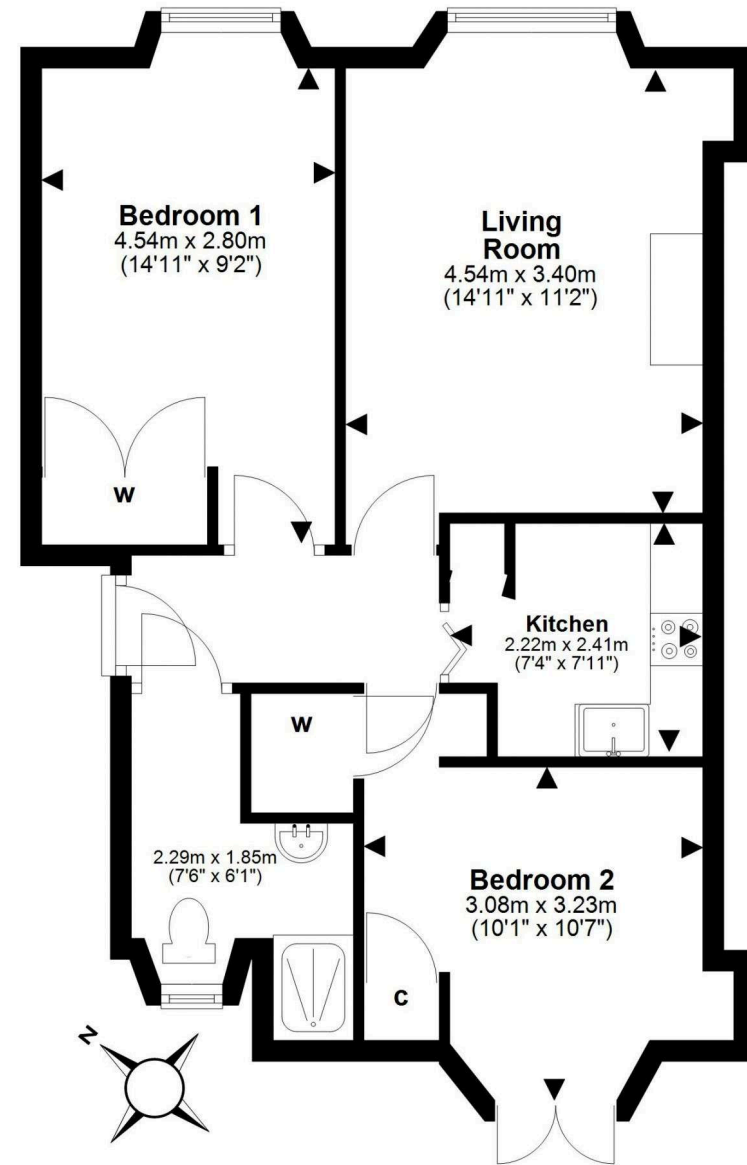
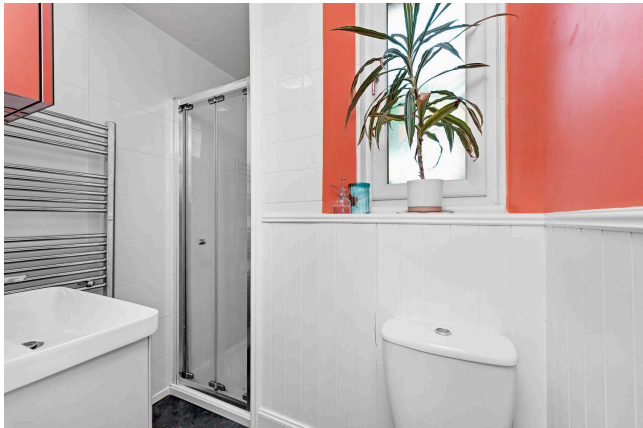
Log burning stove, fridge freezer, integrated dishwasher, cooker, induction hob and fitted blinds in the bedroom and sitting room. Some items of furniture may be available by separate negotiation. Some light fittings will be excluded from the sale.

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



The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, with the Leith School of Art, and Leith Theatre. The area offers an outstanding range of retailers, from independent shops to large supermarkets and there are outstanding retail and food outlets available 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 multi-screen 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, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





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.