

**12 3F3 Halmyre Street  
Edinburgh EH6 8PZ**

**Offers Over £260,000**

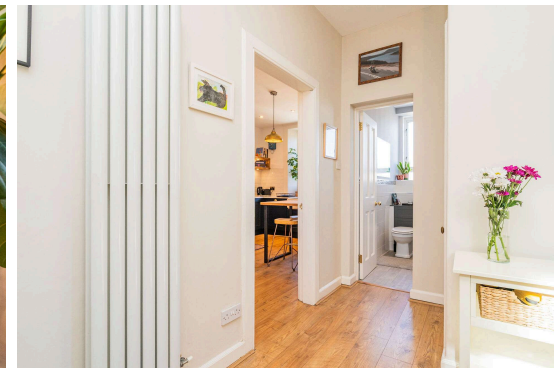
- Exceptional one bed corner tenement
- Entrance hallway/reception room
- Corner aspect lounge with period features
- Stylish dining/kitchen
- Bright and spacious double bedroom
- Luxurious bathroom with three piece suite
- Double glazing & gas central heating
- Communal garden & residents permit parking

**Council Tax Band: B**

**Tenure: Freehold**

**Annual Service Charge: N**

**Shared Ownership: N**



## One bed corner tenement

12/3F3 Halmyre Street is an exceptional one bedroom corner tenement flat, ideally located within the highly sought-after Leith area of the city. Presented in true turnkey condition, the property offers stylish, move-in-ready accommodation. Set in a vibrant and well-connected area, the flat is situated within easy reach of an excellent mix of local amenities, independent cafés, and excellent transport options, with both bus services and the tram providing quick access throughout the city.

The property comprises a bright and spacious entrance hallway/reception room with a useful storage cupboard. The lounge enjoys a dual corner aspect and showcases charming period features, including ornate cornicing and an Edinburgh press, while a wood-burning stove adds further character. Finished to a high standard the dining kitchen is well equipped with integrated appliances, a gas hob, and an electric oven. It also offers ample wall and floor-mounted storage, including a convenient pantry cupboard, and provides the perfect space for entertaining. The master bedroom is bright and spacious, creating a peaceful and relaxing retreat, while a luxurious bathroom completes the accommodation, featuring a three-piece suite with a mains shower over the bath. The property further benefits from gas central heating and double glazing throughout, communal gardens. Residents permit parking is readily available.

The property is situated in the heart of Leith one of Edinburgh's most vibrant and sought-after districts. The city centre is within easy walking distance or just a short journey via the area's excellent public transport links, including a recently extended tram service just minutes away. For those commuting further afield, the Edinburgh city bypass is easily accessible at Newcraighall, providing swift connections to the A1, Edinburgh Airport, and the national motorway network.

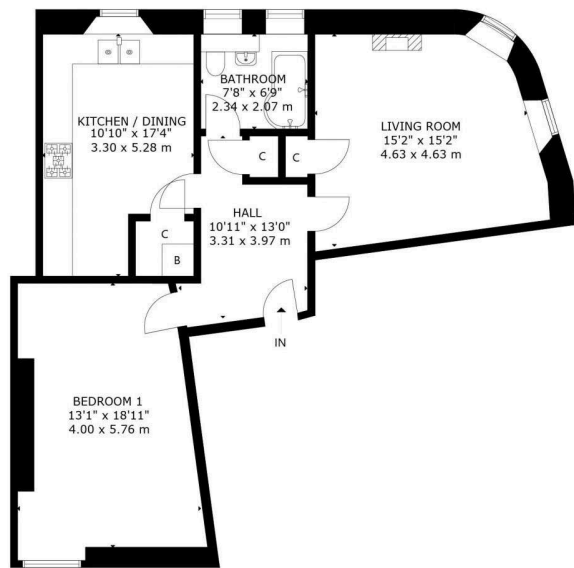
The local area offers an outstanding range of amenities, including a Tesco superstore, Ocean Terminal shopping centre, and the impressive new St James Quarter, home to a variety of high-street retailers, restaurants, and entertainment venues.

Recreational and cultural attractions are abundant, with Leith Links, The Playhouse Theatre, the Omni Centre, and an exciting array of cafés, bars, and restaurants all close by. Whether you're looking for relaxed weekends or a vibrant social scene, Leith Walk offers the perfect blend of convenience and character.

**Viewing By appointment 0131 337 1800**

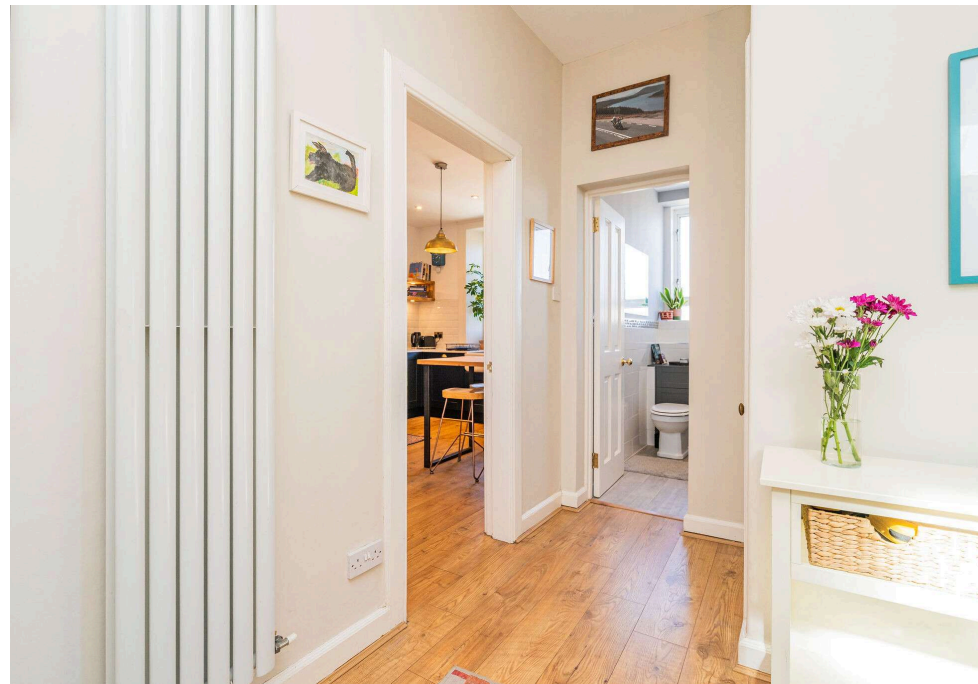






THIRD FLOOR

12 3F3 HALMYRE STREET, EDINBURGH, EH6 8PZ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 806 SQ FT / 75 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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