



Solicitors & Estate Agents



Offers Over
£265,000

275/4 Leith Walk

Leith Walk | Edinburgh | EH6 8PD

A fantastic opportunity has arisen to purchase this impressive, truly stunning second floor flat, situated in the heart of Leith with a host of amenities and transport links on your doorstep and within walking distance of the city centre. This property shall undoubtedly appeal to the first time buyers, professionals or investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation which has been upgraded to a very high standard by the present owner, in brief comprises; secure entry system, welcoming entrance hallway with useful storage, light and airy twin windowed reception room with beautiful cornicing and electric fireplace, internal modern fitted kitchen with appliances, two well proportioned double bedrooms – one of them with walk-in wardrobe and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and slimline sash & case double glazed windows.



Extras

All fitted floor coverings and blinds will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

Gardens & Parking

There is a well maintained communal garden to the rear of the building and for the car user there is permit/meter parking within the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.



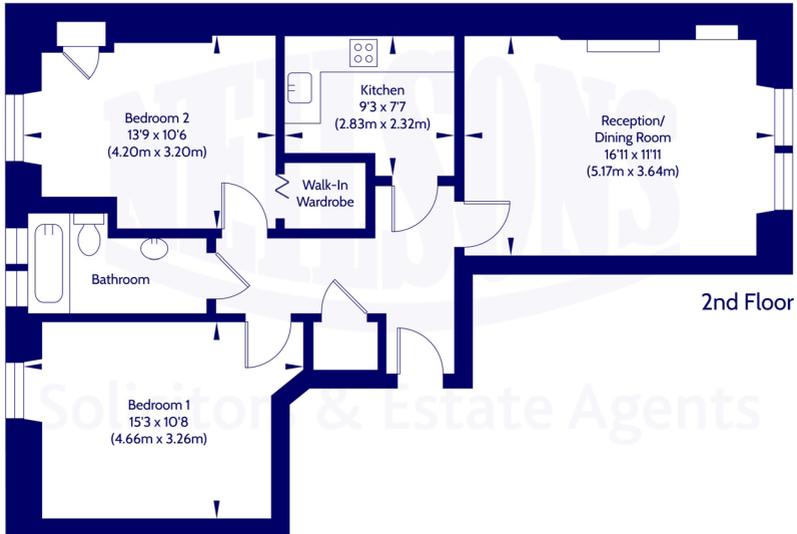


Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of notable specialist shops, cafes, restaurants and bars on Leith Walk, named as one of the world's top five coolest neighbourhoods by Time Out. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and beyond providing approx. thirty minute travel times to Edinburgh airport and five minute travel times to the waterfront and city-centre respectively. The City-Bypass is easily accessible with links to central Scotland's main motorway network.



Approx. Gross Internal Floor Area 67 Sq M / 727 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

