



226 (2F4) Leith Walk

Leith Walk, Edinburgh, EH6 5EQ



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Bright and well presented 2 bed 2nd floor flat in the popular Leith area.

- Sitting/dining room/kitchen
- 2 double bedrooms
- Shower room with 3 piece suite
- Secure entryphone system
- Bright & well proportioned
- Presented in move in condition
- Easy access to the city centre
- Ideal for a first-time buyer
- Excellent location close to local amenities
- Gas central heating



:Offers Over

£210,000



B



C



Freehold

Further information can be found in the home report.

🏠 About the Property

Early viewing is highly recommended for this 2 bed 2nd floor flat situated on Leith Walk in the sought after Leith area.

Internally the property is bright and well proportioned with a neutral decor throughout.

Further benefits include a secure entryphone and gas central heating.

⊕ Extras

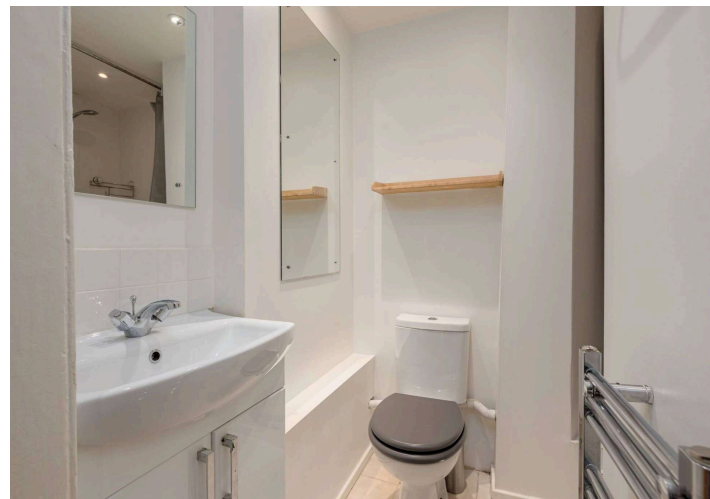
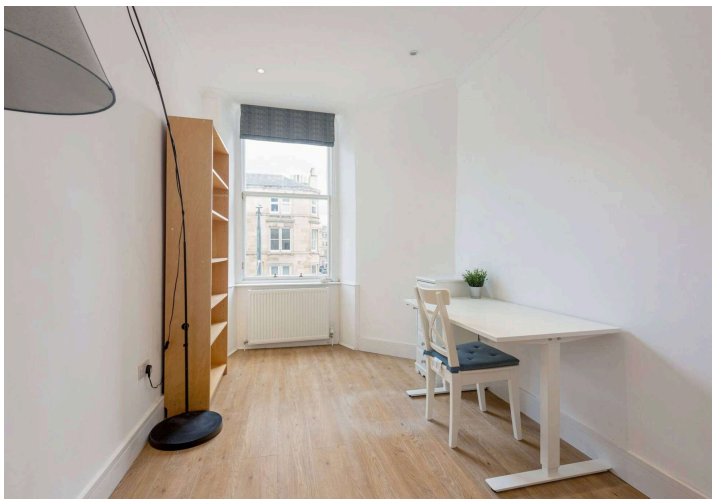
To include all fitted flooring, window blinds and white goods within the kitchen - fridge/freezer, oven, hob and washing machine. Other items can be included subject to separate negotiation.



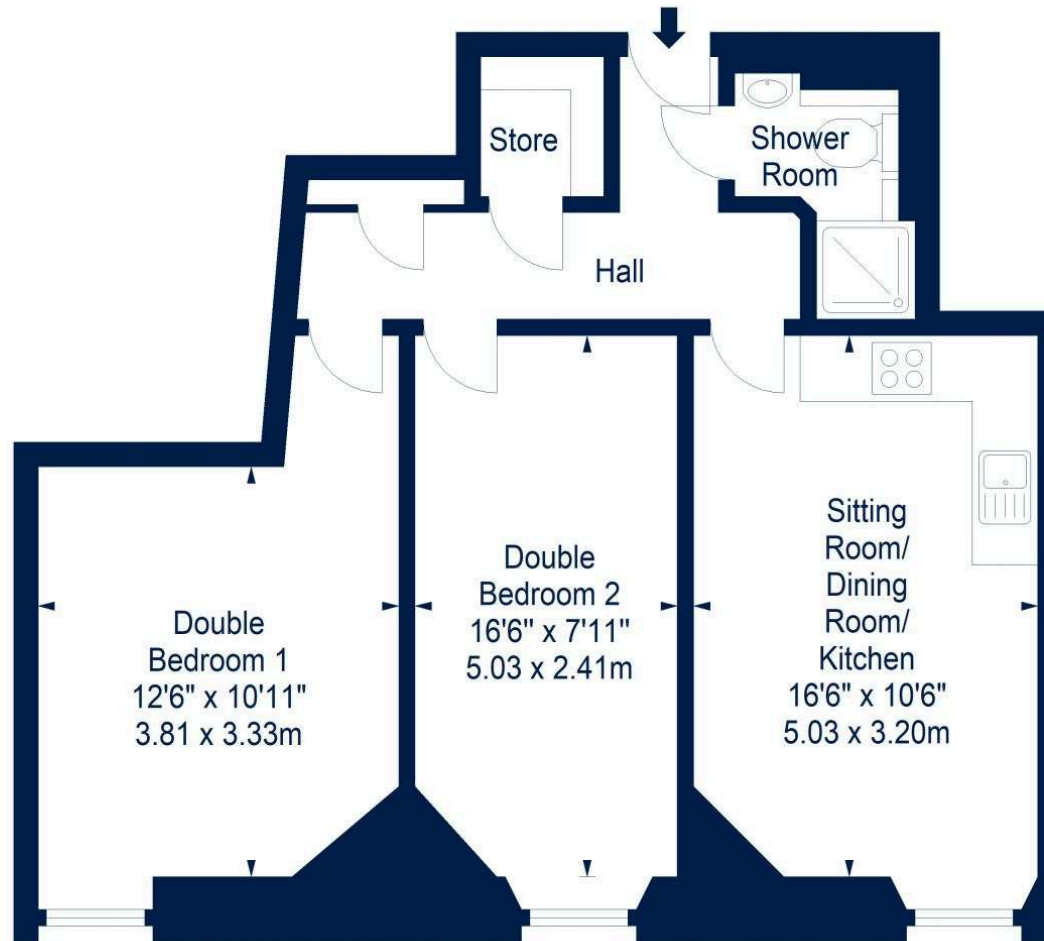


📍 Location

Leith Walk is located a short distance to the northeast of Edinburgh's city centre making it extremely accessible both on foot and by bus or tram with Balfour Street tram stop just a 2 minute walk from the property. It is within close proximity of an excellent range of local shops, bars, restaurants and recreational facilities. Waverley Train Station, links to the Tram network and St Andrews Square Bus Station are also within easy walking distance. For larger shopping requirements, there is a Tesco at the Foot of the Walk, Meadowbank Retail Park and Ocean Terminal, host to a wide range of high street stores, family restaurants, a 24-hour gym and a multiplex cinema. The fashionable Shore area is also close by, offering numerous stylish bars, cafes, award-winning restaurants and the Royal Yacht Britannia.



226 2 Flat 4 Leith Walk, Edinburgh, Midlothian, EH6 5EQ



Second Floor

Flat - Approx. Gross Internal Area - 620 Sq Ft - 57.60 Sq M

For identification only. Not to scale. © SquareFoot 2026





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