NEILSONS

Solicitors & Estate Agents



Fixed Price

£210,000

35/19 Leith Street

New Town | Edinburgh | EH1 3AT

Charming one-bedroom fourth floor flat ideally situated in the heart of Edinburgh's sought-after New Town, directly opposite the vibrant St James Quarter. Surrounded by an excellent selection of luxury shops, restaurants, bars and leisure facilities, the property offers bright and well-proportioned accommodation with a lovely outlook and is ideally suited to young professionals and buy-to-let investors.

- 1 bedroom
- 1 public room
- 1 bathroom
- On-street parking
- EPC Band - D
- Council Tax Band - B



Description

A welcoming entrance hallway provides access to the accommodation and features two useful storage cupboards. The bright and airy open-plan lounge/kitchen/diner provides a superb main living space and enjoys a lovely outlook over the historic Leopold Arch. The smart and well-appointed kitchen area is fitted with a range of integrated and freestanding appliances and benefits from partial tiling to the splash areas and a useful breakfast bar. The comfortable double bedroom enjoys the same pleasant outlook as the lounge and benefits from an integrated wardrobe with sliding mirrored doors. There is also space for additional freestanding furniture. The shower room is partially tiled and panelled and is fitted with a suite incorporating a shower over the bath. Further features include a heated towel rail. Further benefits include electric heating and single glazing.





Parking

For the car owner, permit and metered parking are available within the surrounding area.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and hood, freestanding fridge, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.







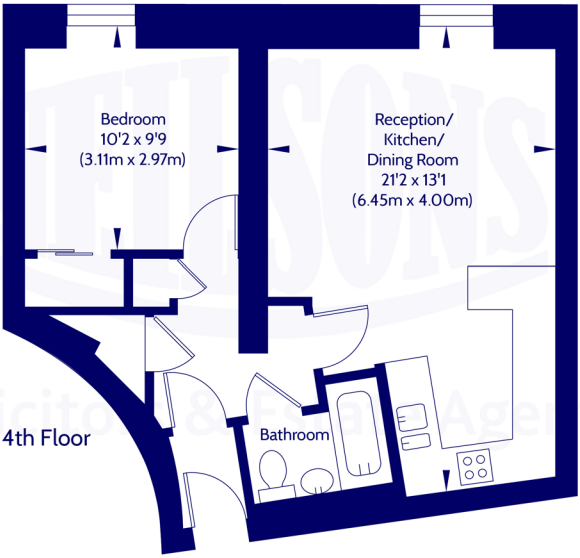


Location

The property is situated within the New Town district of the city providing many local shops and services for everyday requirements. Leisure facilities within the vicinity include the popular St James Quarter, with its superb range of high street retailers and eateries, the Playhouse Theatre and Omni Centre's Health & Fitness Centre and multiscreen cinema, pleasant walks can be enjoyed along the Water of Leith, at the Royal Botanic Gardens and in Inverleith Park, which is within close proximity. A Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in nearby Canonmills and on Broughton Street, both of which have a great selection of busy bars, boutique shops and cafes. Excellent public transport provides quick and easy access to anywhere in the city. This includes the York Place Tram stop within walking distance.



Approx. Gross Internal Floor Area 42 Sq M / 457 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.

NEILSONS

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- Powers of Attorney
- Executries

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

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