



Offers Over  
**£230,000**

## 5/3 Seafield Avenue

Leith Links | Edinburgh | EH6 7QG

Impressive upper flatted villa arranged over two levels, quietly positioned within the sought-after Leith Links area. Boasting private garden space and located close to fantastic amenities and superb transport links, the property presents an ideal opportunity for professionals and growing families seeking flexible accommodation.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - C



## Description

The lower level comprises a private entrance hallway and a practical utility room, providing excellent additional storage and functionality. On the upper level, a landing with attic access via a Ramsay ladder (part floored) leads through to the impressive open-plan lounge/kitchen/diner. This lovely dual-aspect space is perfect for relaxing and entertaining, featuring a newly installed kitchen (end of 2023) with a range of integrated white goods, partial panelling in splash areas, and a charming feature log burner creating a cosy focal point. Also on this level is bedroom two, a large single room offering flexible use as a nursery, home office, or study. The bathroom is partially tiled and fitted with a shower over the bath and a heated towel rail. A rear staircase leads down to the lower level landing, which benefits from a double cupboard for further storage. The principal bedroom is a rear-facing double with ample space for freestanding furniture.



Further benefits include gas central heating and double glazing, with the exception of one sash and case single-glazed unit in bedroom one.

## Gardens & Parking

Externally, the property enjoys a shared front entry and path, along with a private rear garden incorporating a patio, chipstone and bark areas, and a delightful summerhouse – a great spot to enjoy the warmer weather. For the car owner, there is unrestricted on-street free parking to accommodate both residents and visitors alike.

## Extras

Selected fixtures and fittings, including; electric hob, oven, extractor hood, and fridge-freezer, light fittings and fitted floor coverings.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

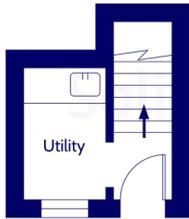
The popular residential area of Leith Links lies to the east of Edinburgh City Centre and is well known for its open parklands. The area benefits from a wide selection of local shops and a Tesco supermarket is within walking distance. The fashionable Shore district can be found around a mile away, with its fine selection of restaurants and a little further away is the Ocean Terminal which offers a range of high street shops, a multi-screen cinema, gym, spa, a wide choice of restaurants and is home to the historic Royal Yacht Britannia. A range of sporting and recreational facilities can be found on Leith Links itself, as well as at Leith Victoria Swim Centre or one can enjoy cycling or walking along the renowned Water of Leith Walkway. Regular bus services run to the City Centre, the train stations and the Royal Infirmary, with further routes accessible from nearby Leith Walk and Easter Road. The property is ideally placed for access to Portobello, the A1 and the city bypass.



Approx. Gross Internal Floor Area 60 Sq M / 654 Sq Ft.



1st Floor



Ground Floor

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.

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- [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.



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