



2/3 North Hillhousefield

Leith | Edinburgh | EH6 4HU

Fantastic opportunity to acquire this lovely two-bedroom first floor flat forming part of an established residential development in the popular Leith area. Ideally positioned close to an excellent range of local amenities and convenient transport links, the property also benefits from residents' parking and communal gardens, making it an ideal purchase for first-time buyers, professionals, and buy-to-let investors.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Communal gardens
-  Residents' parking
-  EPC Band - C
-  Council Tax Band – B



Description

The accommodation begins with a welcoming entrance hallway. The bright and airy lounge/diner enjoys a pleasant front-facing aspect and flows into the semi-open-plan kitchen, creating a sociable and practical space for everyday living and entertaining. The modern and well-appointed kitchen is finished with smart white units and boasts a large cupboard providing useful additional storage and housing the boiler. The generous principal bedroom enjoys a quiet rear-facing aspect and benefits from an integrated wardrobe with sliding mirrored doors, together with ample space for further freestanding furniture. Bedroom two is a good-sized single room, also enjoying a peaceful rear-facing outlook and benefiting from an integrated cupboard. The flexible layout lends itself well to use as a dressing room, home office, or study. Completing the accommodation is the well-kept bathroom, featuring a shower over the bath, full wall tiling, tiled flooring, and a heated towel rail.



Further benefits include gas central heating, double glazing, and a secure door entry system.

Gardens & Parking

There are well-kept communal gardens surrounding the block and for the car owner, ample unrestricted residents' parking is available within the cul-de-sac.

Extras

Selected fixtures and fittings, including; integrated electric oven, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





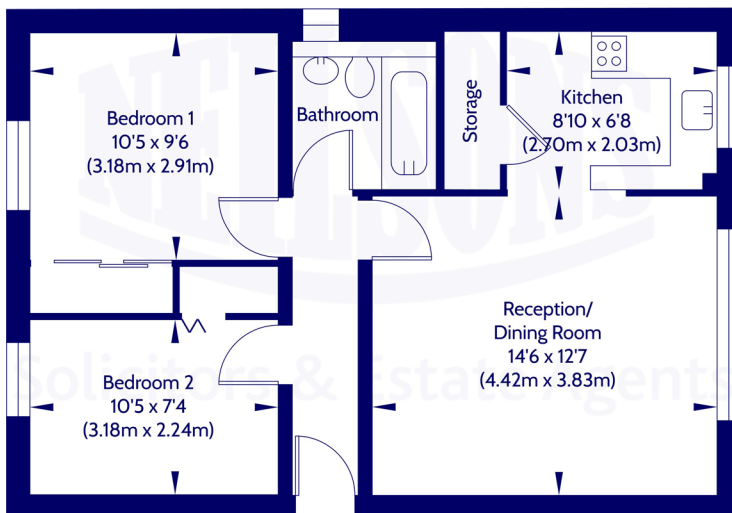
Location

The property is situated on the periphery of Leith and Newhaven, lying to the north of Edinburgh's City Centre and sits approximately three and a half miles from Princes Street. The property is well served for local amenities with Ocean Terminal providing a variety of shops with a multiscreen cinema and a selection of eateries. There is a further selection of popular waterside restaurants at Newhaven Harbour, an Asda supermarket in Newhaven itself, whilst the amenities of Leith and the fashionable bars and restaurants of The Shore are a short distance away. David Lloyd gym is also a short walk away. Regular bus and tram services operate in the area, providing links into and around the city centre, whilst the motorist can find easy access to the city bypass via the A902 (Ferry Road).



Approx. Gross Internal Floor Area 52 Sq M / 559 Sq Ft.

First 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.

[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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