










Offers Over
£165,000

21/12 Halmyre Street

Leith | Edinburgh | EH6 8QB

A fantastic opportunity has arisen to purchase this impressive, traditional second floor flat situated within the popular Leith area, within walking distance of the City Centre and excellent local amenities. The property would undoubtedly appeal to first-time buyers, professionals and investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band - B



Description

In brief, the accommodation comprises a secure entry system and a welcoming and well-maintained hallway, providing access to all principal rooms. There is a bright and spacious reception room, offering a comfortable living area and benefiting from useful utility and storage cupboards. The internal modern fitted kitchen is well-equipped with a range of base and wall-mounted units, providing ample storage and workspace. The property further offers a well-proportioned double bedroom, featuring an en-suite shower for added convenience, along with a separate WC. Additional benefits include partial double glazing.



Extras

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

Gardens & Parking

There is a communal garden located to the rear of the building and permit/ meter parking is available within the area.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

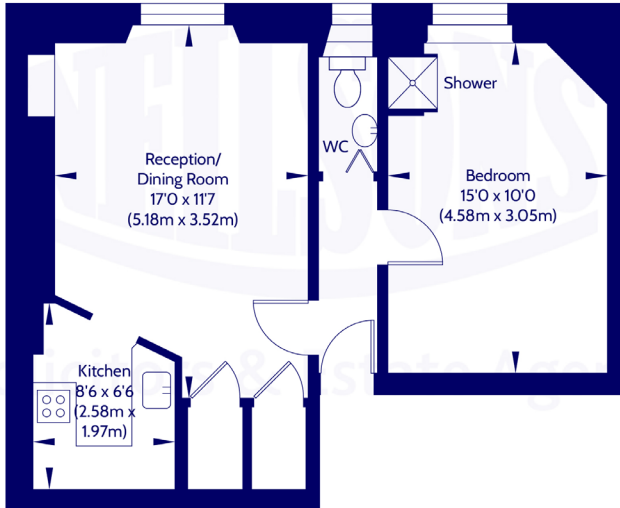
The property forms part of the vibrant district of Leith which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas with the Edinburgh Tram line on Leith walk to many of the Capitals renowned restaurants, bars, art galleries and the St James Quarter are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentenny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.





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

2nd 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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