

31/4 Balfour Street  
Leith  
Edinburgh  
EH6 1F3









Stylish and spacious three bedroom first floor flat situated in a popular residential area off Leith Walk. There are excellent local shops, restaurants, bars and coffee houses on Leith Walk and Easter Road. Nearby Leith also contains many recreational facilities including Leith Links, Royal Yacht Britannia and Ocean Terminal which is currently undergoing an extensive redevelopment.

The property is also a short walk from the St James Quarter which features world class retail, leisure, hotel and residential amenities. The flat is also close to the fashionable docklands area and Commercial Quay with its many good wine bars, restaurants and bistros. The OMNI Centre and City Centre are also just a short walk away and a wide range of buses provide quick and easy access to the City Centre and beyond.



Internally the flat is in excellent decorative order throughout having been extensively refreshed in recent years including new plaster work with a Farrow and Ball paint finish, sanded floors and new flooring in the kitchen. The flat benefits from gas central heating, double glazing and offers good storage facilities. The kitchen appliances are included in the sale together with all blinds. Please note some light fittings may be replaced prior to completion of sale.

Entrance to the property is through a well-maintained common passage and stair. The common stair also gives access to the drying green at the rear. Security entryphone system.



## PROPERTY DETAILS

- Welcoming entrance Hall providing access to all rooms. Meters cupboards. Entryphone handset. High level storage cupboards.
- Bright and spacious Lounge with twin windows to front. Feature fireplace with working stove. Shelved Edinburgh wall press. Decorative cornice.
- Fitted Dining Kitchen with matching wall and base units. Additional high level storage cupboards. The free-standing gas cooker is included in sale together with the Smeg fridge / freezer. Ample solid wood work surfaces with Belfast sink and tiled splashback. Window to rear. Space for dining table and chairs.
- Large Double Bedroom with twin windows to front. Extensive built in wardrobes with ample hanging space and drawers. Feature period fireplace. Display alcove with cupboard below.
- Second Double Bedroom with window to rear. Feature period fireplace.
- Third Bedroom with window to front. Shelving, Cornice.
- Family Bathroom with white three-piece suite comprising compact bath with shower above and shower screen, wash hand basin with vanity unit below and WC. Mirrored bathroom cabinet. Frosted window to rear.



Viewing by appointment on 0131 524 3800



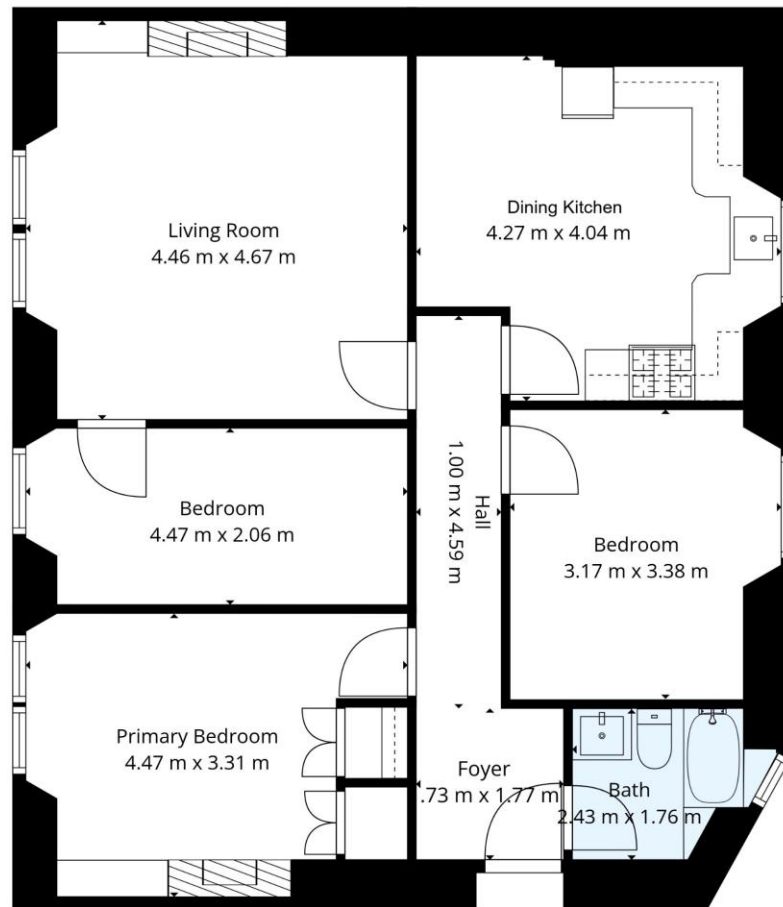


#### External

There is an enclosed communal drying green to the rear of the building with drying lines and a lawn bordered with established plants and shrubs.

Resident permit parking is available on application to the City of Edinburgh Council.





**Total: 85 m<sup>2</sup>**  
 1st Floor: 85 m<sup>2</sup>  
 Excluded Areas: Walls: 10 m<sup>2</sup>

These Floor Plans Are For Marketing Purposes Only, All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

Energy Efficiency Rating: C  
 Council Tax Band: C

