



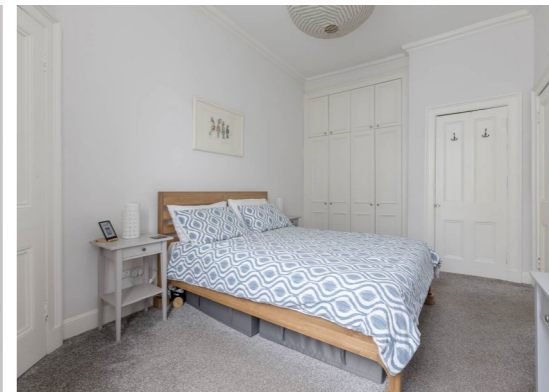
4/2 Balfour Place
Leith, Edinburgh, EH6 5DW

CALL US ON 0131 447 4747

4/2 Balfour Place, Leith, Edinburgh, EH6 5DW

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with excellent storage housing the freezer & washing machine.
- Attractive good-sized living room with wood burning stove.
- Modern fitted kitchen with appliances.
- Well-presented generously proportioned double bedroom with fitted wardrobes.
- Excellent walk in storage cupboard.
- Further double bedroom currently used as a home office.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Original features.
- Well-maintained communal gardens to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A superb ground floor flat situated within the vibrant Leith district of the city within walking distance of an excellent range of local amenities on Leith Walk and also Edinburgh City Centre. The property would make an ideal purchase for a first-time buyer or a young couple.

COUNCIL TAX BAND B.
TRAIN STATION APPROXIMATELY 1.3 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT APPROXIMATELY 9.2 MILES TO EDINBURGH AIRPORT.
BUSES/TRAMS WITHIN 300 METRES.

LOCATION

The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of high street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. Pilrig Park is also within easy reach. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.

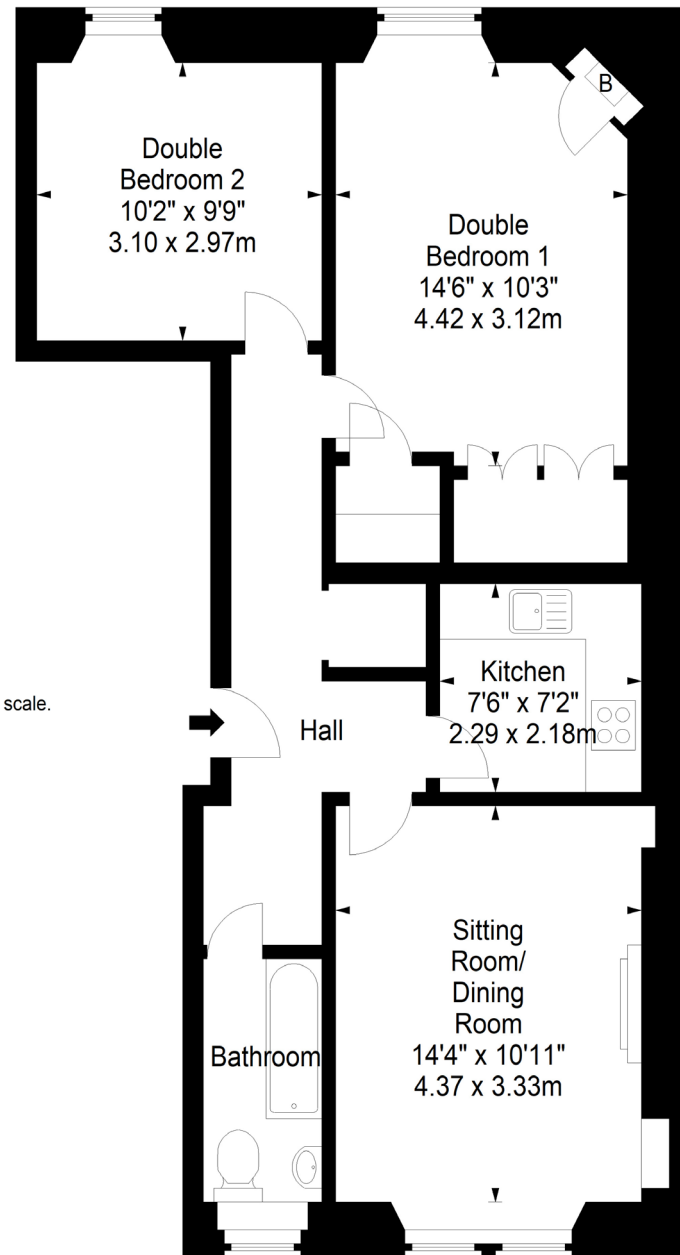
EXTRAS: ALL FITTED FLOOR COVERINGS, SOME WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, FREE-STANDING FRIDGE AND THE FREEZER WITHIN THE RECEPTION HALL CUPBOARD. THE AUTOMATIC WASHING MACHINE MAY BE AVAILABLE THROUGH NEGOTIATION.



**Balfour Place,
Edinburgh,
Midlothian, EH6 5DW**



Approx. Gross Internal Area
697 Sq Ft - 64.75 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.