



36 (PF4) Balfour Street
Leith, Edinburgh
EH6 5EP



Please contact us for
more information:

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Summary

Welcome to a one-bedroom ground-floor city flat set within a traditional tenement building just moments from Leith Walk, where a wide array of popular restaurants, bars, and cafes await. Pilrig Park is also a mere stroll away, along with regular bus and tram links providing a swift commute to the city centre and airport. The home itself is beautifully presented in light hues, providing an open-plan living area and modern kitchen, a well-proportioned bedroom, and a quality bathroom. It also has access to a shared garden and to controlled permit parking.

Extras: all fitted floor and window coverings, light fittings, a fridge/freezer, and a washing machine to be included in the sale.

Features

- A traditional ground-floor flat in Leith
- Forms part of a conservation area
- Near superb amenities and transport links
- Lightly decorated interiors throughout
- Secure telephone-entry system
- Welcoming entrance hall with storage
- Open-plan kitchen/living/dining room
- Double bedroom that is bright and airy
- 3pc bathroom with an overhead shower
- Communal garden to the rear
- Controlled permit parking (Zone N7)
- Gas central heating and double glazing





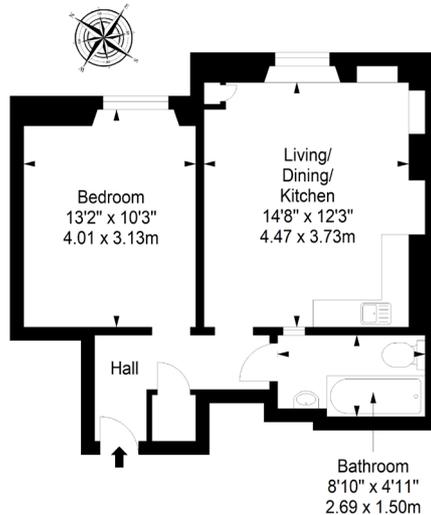




Floorplan

Ground Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



Total area: approx. 40.8 sq. metres (439.2 sq. feet)

EPC Rating - C | Council tax band - B | Home report Value - £185,000



Price & Viewings

Please refer to our website
www.watermans.co.uk

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