



95 Cornhill Terrace,
Leith Links, Edinburgh, EH6 8EH

CALL US ON 0131 447 4747

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

- Entrance vestibule.
- Reception hall.
- Attractive bay windowed double bedroom (currently used as a living room) with feature fireplace.
- Excellent walk-in storage cupboard.
- Well-presented living room/dining room with feature wood burning stove (currently used as a dining room).
- Modern fitted kitchen with appliances with access to attic storage space & rear garden.
- Well-presented double bedroom with original fireplace.
- Contemporary fitted bathroom and shower.
- Gas central heating.
- Partial double-glazing.
- Original features.
- Private garden to front.
- Well-maintained enclosed private garden at rear with chipped stones & decking area.
- Unrestricted on the street parking.



GENERAL DESCRIPTION

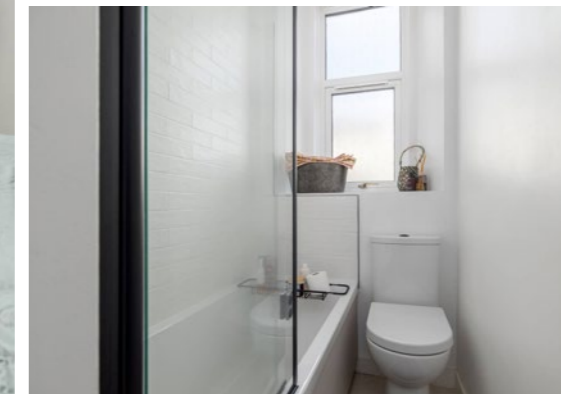
An immaculately presented lower villa situated within the prestigious Leith Links district of the city, a short journey to the northeast of Edinburgh City Centre. There are a wide range of local amenities nearby and the property would make an ideal purchase for a professional couple or someone downsizing and looking to stay within the area. The property is brought to the market in move-in condition.

COUNCIL TAX BAND D.
TRAIN STATION APPROXIMATELY 2.2 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT BUSES APPROXIMATELY 10.4 MILES TO EDINBURGH AIRPORT. WITHIN 200 METRES.

LOCATION

Situated approximately two miles northeast of the city centre, the area of Leith Links forms part of Edinburgh's increasingly popular Leith district'. The Port of Leith, with its proud identity and sense of community, boasts a fascinating heritage, with many of the old bonded-warehouses and grand merchant buildings having been given a new lease of life as part of a comprehensive regeneration project. Residents enjoy the open green spaces of Leith Links and Claremont Park right on their doorstep. These are home to children's play areas, football pitches, tennis courts, a cricket pavilion, and a community croft. Meanwhile, the services and amenities around Great Junction Street and Leith Walk are minutes' walk away, and just around the corner is The Shore: a cosmopolitan hotspot of artisan cafés, trendy bars, traditional pubs, and award-winning restaurants. More extensive shopping is available at Ocean Terminal shopping centre, which accommodates a cinema complex, a 24-hour gym and many high-street stores. Primary and secondary schooling is provided locally and the area benefits from fantastic public transport.

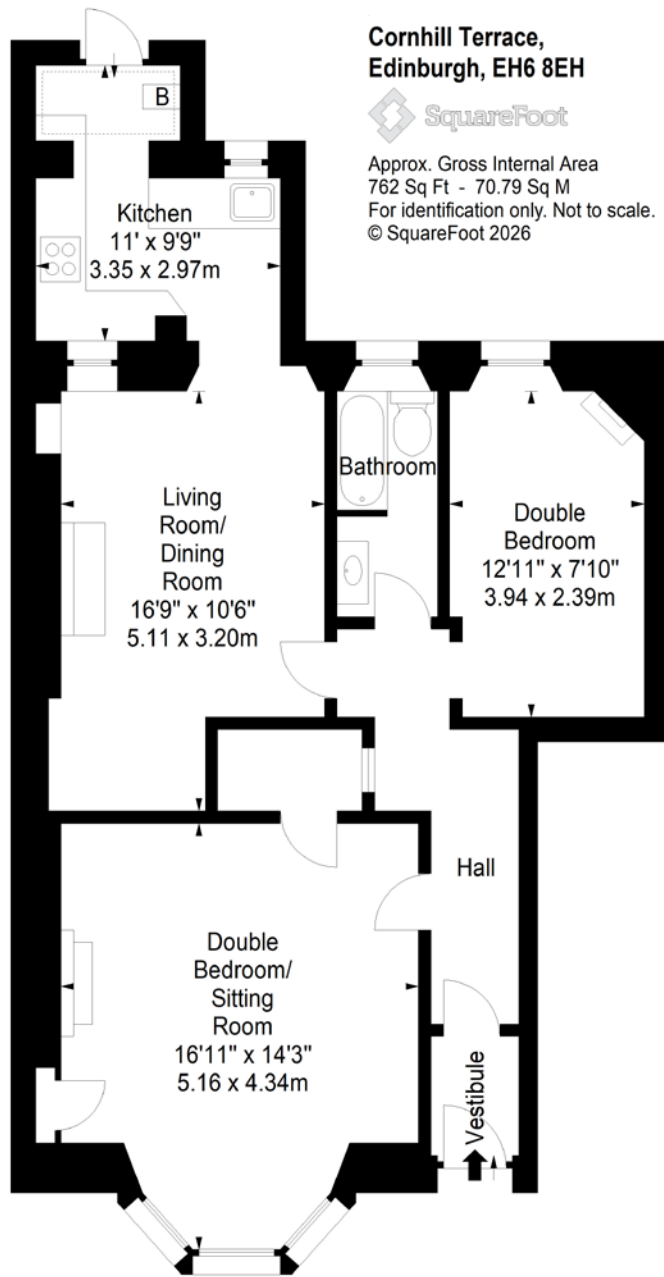
EXTRAS:
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES, AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER, AUTOMATIC WASHING MACHINE AND FREESTANDING FRIDGE/FREEZER . THE GARDEN SHED WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE. THE LAMP SHADE WITHIN THE DINING ROOM WILL NOT BE INCLUDED IN THE SALE.



Cornhill Terrace,
Edinburgh, EH6 8EH



Approx. Gross Internal Area
762 Sq Ft - 70.79 Sq M
For identification only. Not to scale.
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Ground Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C



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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.