



Offers Over
£210,000

1 (2F2) Elliot Street

Leith | Edinburgh | EH7 5LX

An excellent opportunity has arisen to acquire this impressive one bedroom second floor flat forming part of a handsome tenement building in the ever-popular district of Leith. The location offers a vast array of restaurants, bars and day-to-day amenities as well as first-class transport links making the property an ideal purchase for first-time buyers, professionals or investors.

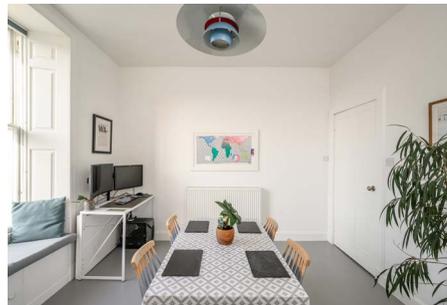
-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Communal garden
-  Zoned Parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with a cloak cupboard and separate shelved cupboard, bright and airy reception room with beautiful cornicing, and a shelved Edinburgh press cupboard, modern fully-fitted kitchen/diner with a window seat, rubber flooring and glass paneling in splash areas while being styled with smart white units incorporating integrated white goods, lighting and a solid oak worktop, good sized double bedroom with space for different configurations and freestanding furniture, and a stylish partially-tiled bathroom suite with an over-bath rainfall shower and solid oak detailing.

The property also benefits from a secure door entry system, gas central heating and secondary double glazing throughout.



Extras

All fitted floor covering will be included in the sale together with the hob, oven, extractor hood, integrated fridge and integrated washing machine. The freestanding fridge/freezer can be made available by separate negotiations.

Gardens and Parking

To the rear of the building there is a usable shared garden for residents to enjoy. For the car owner, there is permit/meter parking available on Elliot Street and surrounding streets.

Viewing

By appointment through Neilsons 0131 625 2222.





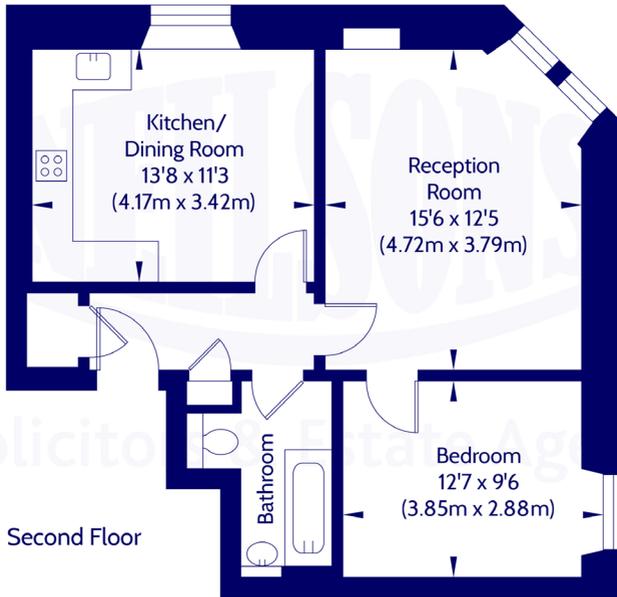
Location

The property is located just off Edinburgh's iconic Leith Walk, approximately one mile north of the city centre, within close proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk itself, with further amenities available at the nearby Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There are regular bus and tram services to the city centre, airport and beyond. The City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 56 Sq M / 599 SqFt.



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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

