



Solicitors & Estate Agents










Offers Over

£225,000

14/7 Yardheads

Leith | Edinburgh | EH4 7PF

Housed within the iconic former Crabbies factory, this generously proportioned two-bedroom second floor flat combines striking character with charming style. Perfectly positioned just minutes from Edinburgh's bustling city centre and the fashionable Shore district, the property is a superb opportunity for first-time buyers, buy-to-let investors, and young professionals.

-  2 bedrooms
-  1 public
-  1 bathroom
-  Communal Garden
-  Allocated Parking
-  EPC Band - C
-  Council Tax Band - D



Description

The accommodation comprises a welcoming entrance hallway with a handy storage cupboard, a spacious L-shaped lounge/diner enhanced by dual aspect windows with a lovely view over the communal courtyard, and a fitted kitchen with a range of integrated and freestanding appliances, tiled splash areas, and neutral wall and base units. The principal bedroom is a well-sized double with integrated mirrored wardrobes and ample space for freestanding furnishings, while the second bedroom is also a double, offering flexible use as a home office or study. A bathroom with shower over bath, heated towel rail, and partial tiling completes the interior.

Further benefits include double glazing, electric heating, and an allocated private parking space.

Factor fees are payable of approximately £800 to £900 per annum with buildings insurance paid separately at approximately £1100 per annum. N.B from 1/2//2026 Taylor & Martin will be the new factoring company, costs TBC.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding washing machine, and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property benefits from an allocated private parking space, together with access to a well-maintained communal courtyard offering an attractive outdoor space for residents to enjoy. There is also secure bike storage in the basement for residents to use.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

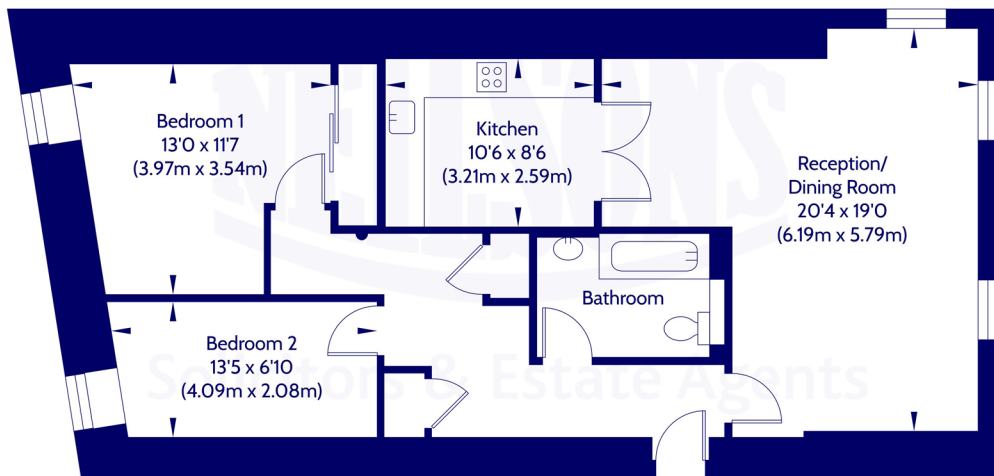
The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan 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 is a regular bus and tram service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 80.31 Sq M / 864 Sq Ft.

Second Floor



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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