



Solicitors & Estate Agents










Offers Over
£385,000

12 Elm Place

Leith Links | Edinburgh | EH6 8AL

This charming double upper colony flat offers well-proportioned and flexible accommodation in a peaceful location close to the wide green spaces of Leith Links, and yet conveniently placed for excellent transport links and superb local amenities.

-  3 Bedrooms
-  1 Reception room
-  1 Bathroom
-  Private garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - D



Description

An excellent example of one of Edinburgh's most sought-after housing styles, this beautifully presented colony flat has been thoughtfully upgraded to combine classic period charm with modern convenience. Enjoying an enviable east-west aspect, the property is bathed in natural light and offers superbly proportioned accommodation over two levels. A welcoming entrance hall with elegant sweeping staircase leads to the upper landing, with built-in storage. The stunning bay-windowed reception room is rich in period features with cornicing, ceiling rose, shelved press, and a log burner, creating a warm yet refined living space with a charming outlook. The impressive dining kitchen is both stylish and highly functional, fitted with shaker-style units, a central island, and a range cooker, complemented by ample dining space, ideal for both family life and entertaining. A separate utility room provides additional storage and laundry facilities. The principal bedroom, set on the upper level, benefits from a charming dormer bay window and extensive built-in wardrobes. A further double bedroom is located on the first floor and also has built-in wardrobes, while a versatile third double bedroom, currently arranged as a second reception room with log burner, offers flexibility as a home office, bedroom or living space. The contemporary family bathroom is finished to an excellent standard with underfloor heating, featuring a four-piece suite including a roll-top bath and separate walk-in shower. Ample storage space is provided throughout the home and further benefits include gas central heating and a mix of traditional sash and case windows some with double glazing.



Gardens & Parking

The charming west-facing garden has been attractively landscaped with low-maintenance Indian sandstone paving, bordered with a mature hedge affording a high degree of privacy. Ideal spot for morning coffee or an evening aperitif during the warmer months. A large timber bike/buggy shed offers excellent storage and is included. Free on street parking is available.

Extras

The kitchen appliances, window blinds and light fittings are to be included in the sale.

Viewing

By appointment through Neilsons 0131 625 2222.





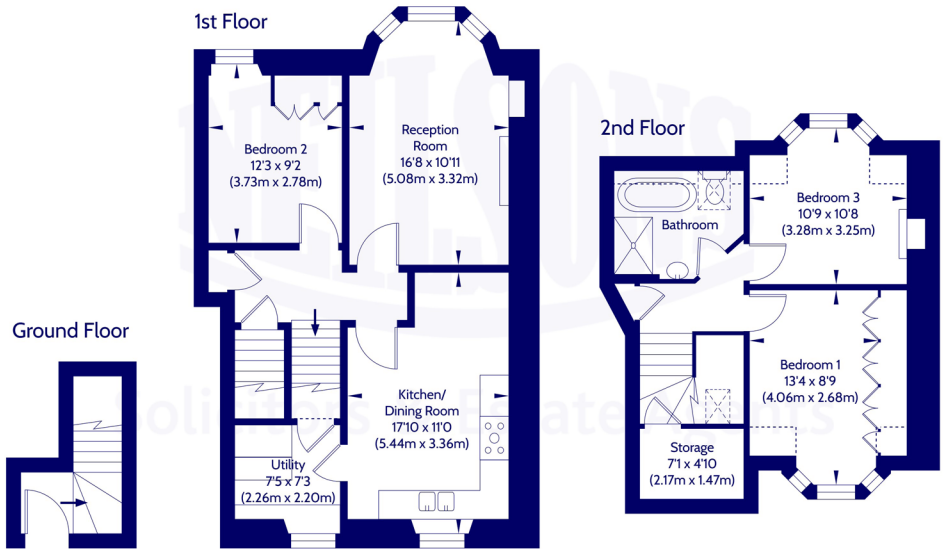
Location

Situated to the east of Edinburgh's City Centre, the highly desirable Leith Links area is renowned for its expansive open parkland and vibrant community atmosphere. Excellent local amenities are within easy walking distance, including a Tesco supermarket and a variety of independent shops. The vibrant Shore area, around a mile away, offers a superb selection of restaurants, cafés and bars, while Ocean Terminal provides further retail and leisure facilities, including a cinema, gym, spa and the Royal Yacht Britannia. The area is particularly well connected, with a nearby tram stop just a short walk away providing direct access to the City Centre and Edinburgh Airport. Frequent bus services also operate locally, and there is convenient access to major road links including the A1, City Bypass and routes to Portobello. Leisure facilities are plentiful, with Leith Links, Leith Victoria Swim Centre and the Water of Leith Walkway all close by.





Approx. Gross Internal Floor Area 101 Sq M / 1083 Sq Ft.



Area excludes eaves.

All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ 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

