










45/2 Prince Regent Street

Leith | Edinburgh | EH6 4AR

Forming part of a handsome traditional tenement in the ever-popular Leith district, this charming one-bedroom ground floor flat is ideally positioned close to the cosmopolitan Shore area. Surrounded by excellent local amenities, popular restaurants, cafés, and convenient transport links, the property is perfectly suited to first-time buyers, professionals, and buy-to-let investors alike.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Permit On Street Paring
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation comprises an inviting entrance hallway with useful storage, leading into a bright and spacious reception room finished with fresh modern décor and attractive wooden flooring. The room offers ample space for both lounge and dining furniture, creating a comfortable and versatile living area. Located just off the reception room, the kitchen is fitted with a range of wall and base units, tiled splash areas, and freestanding white goods. The generous double bedroom benefits from a walk-in wardrobe along with additional storage options, while the bathroom is mostly tiled and fitted with a three-piece white suite and an electric shower over the bath.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property enjoys access to a communal rear garden and on-street zoned permit parking.

Viewing

By appointment through Neilsons (0131 625 2222).





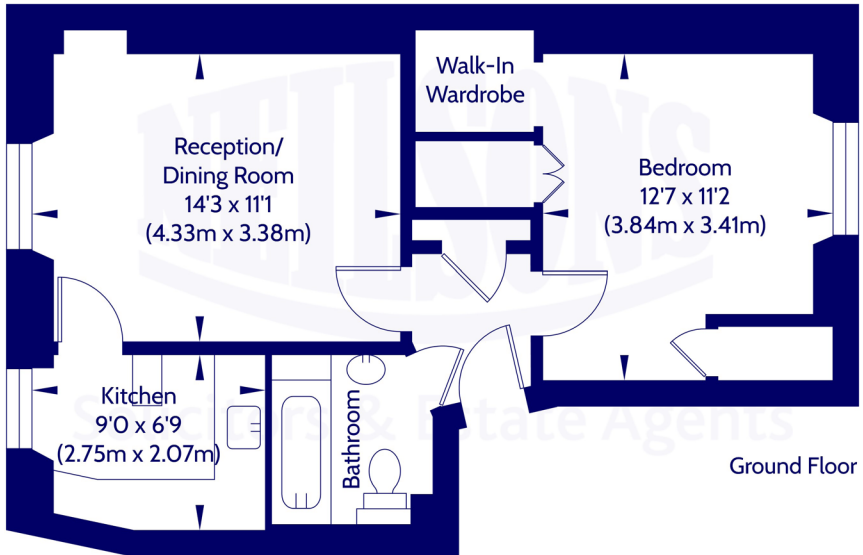
Location

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 service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network. The property is also within walking distance of the extended tram line.





Approx. Gross Internal Floor Area 46 Sq M / 492 Sq Ft.



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

