










Offers Over  
**£165,000**

## 21/4 Halmyre Street

Leith | Edinburgh | EH6 8QB

Neilsons are delighted to present to the market this beautiful ground floor flat, forming part of an attractive traditional tenement in the ever-popular Leith area. Conveniently positioned close to a superb range of local amenities, excellent transport links and Edinburgh's city centre, the property offers stylish and well-proportioned accommodation, and is sure to appeal to first-time buyers, professionals and investors alike.

-  1 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band - B



## Description

The accommodation briefly comprises a secure entry system and welcoming hallway with a useful large storage cupboard. The bright and airy reception room provides an attractive living space, featuring an electric fireplace and a stylish breakfast bar opening to the kitchen. The contemporary fitted kitchen is equipped with a range of base and wall-mounted units, offering excellent storage and workspace. The generous double bedroom provides ample room for freestanding furniture, while a modern shower room and separate WC complete the accommodation.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge and washing machine.

## Gardens & Parking

There is a well maintained communal garden located to the rear of the building which the property faces onto and permit/ meter parking is available within the area.

## Viewing

By appointment through Neilsons (0131 625 2222).





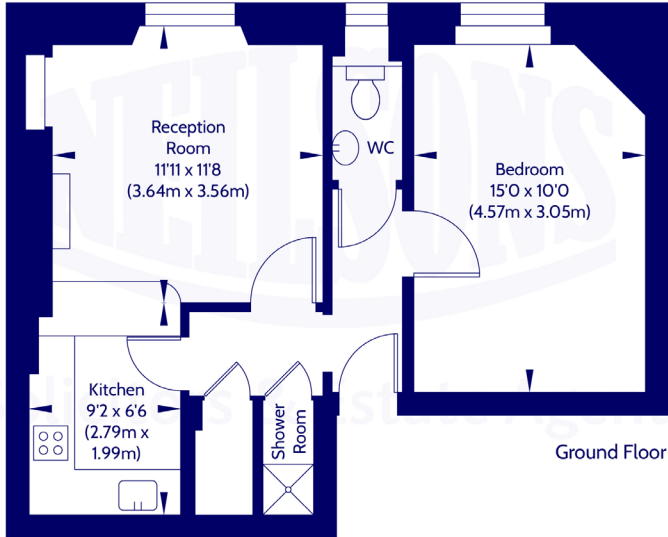
## Location

The property forms part of the vibrant district of Leith which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas with the Edinburgh Tram line on Leith walk to many of the Capitals renowned restaurants, bars, art galleries and the St James Quarter are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentiny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym





Approx. Gross Internal Floor Area 43 Sq M / 463 Sq Ft.



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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