



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**350/7 Leith Walk**

Edinburgh EH6 5BR

# 350/7 Leith Walk

Set in an ideal central city location, on bustling Leith Walk, this two-bedroom third floor tenement flat is beautifully presented, striking the perfect balance of period charm and contemporary style. With characteristically grand proportions and tremendous natural light, the property has retained lovely original features, including ornate cornicing and stripped panelled doors.

Accessed via the secure and well maintained shared stairwell, on the top floor landing, the front door opens into a spacious hall, where soaring ceilings and warm engineered wood flooring, instantly create a homely feel. The hall, which boasts a convenient storage cupboard and a traditional 'kitchen maid' hanging laundry dryer, leads into the impressive sitting and dining room. Natural light from a handsome bay window, is the perfect place for dining and watching the world go by from your lofty position, which also offers a rooftop glimpse of Arthurs Seat. A feature fireplace (inset with living flame gas fire), is the focal point of this elegant reception room, creating a stunning blank canvas that would accommodate various configurations. In the good sized kitchen adjacent, pale 'shaker' style cabinets paired with solid wood worktops and tiled splashbacks provide ideal fitted storage and worktop space, whilst scope for housing a full range of appliances. Both double bedrooms enjoy a tranquil outlook over the shared rear garden with an immaculate three-piece bathroom featuring a shower-over-bath, conveniently placed between the two bedrooms. The present owners have updated the property, with a full electrical re-wire, a new boiler and new double glazing.

## Property Summary

- Traditional Third (top) floor flat
- Elegant sitting & dining room with bay window
- Modern fitted kitchen
- Two appealing double bedrooms
- Stylish three-piece bathroom
- Gas central heating (new boiler) & new double glazing
- Well-maintained shared rear garden
- On-street Zone N8 permit parking & metered parking
- EPC Rating - C | Council Tax band - C

*Extras: fitted floors, light fittings, curtains, electric hob, oven and S/S chimney hood, to be included in the sale.*

Home Report Value - £320,000







Charming  
traditional flat,  
with a wealth  
of period  
features





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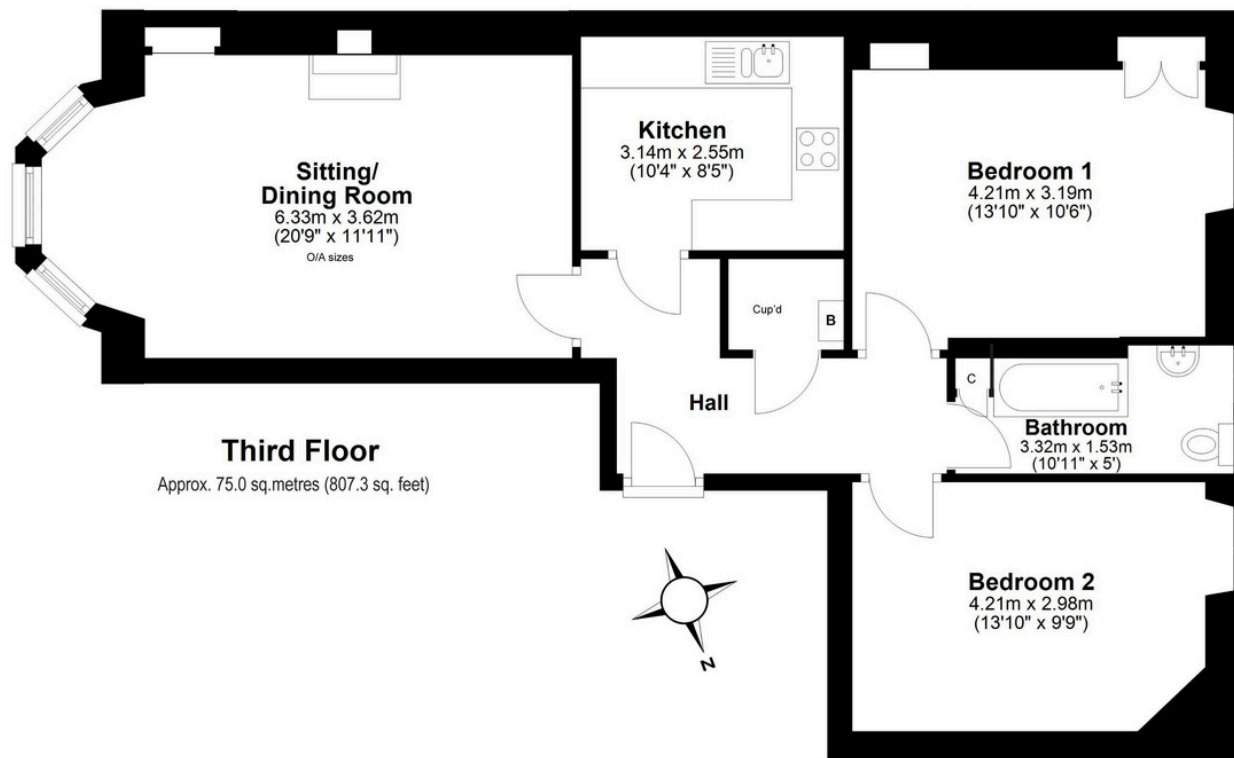
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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



## Location



PILRIG PARK

350 Leith Walk is located halfway down Leith Walk, close to Pilrig Street junction and so only a short stroll to the pretty Pilrig Park. Leith Walk is a bustling main thoroughfare, a popular, central location, for commuters to the city centre or down to the Scottish Office and the vibrant Shore area. There is a wide range of amenities, with an abundance of independent retailers and a choice of eclectic bars, cafes and restaurants. An abundance of entertainment is all with-in easy reach, it's theatres, museums and the Edinburgh International Festival. Public transport is well catered for with regular bus services and the tram network, which can take you to the Gyle business park, Gyle shopping centre and to Edinburgh International airport. Waverley Station can easily be reached by foot.