



2F2, 10 Wellington Place
Leith Links, EH6 7EQ

deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Living Room
- Kitchen/ Breakfast Room
- Four Double Bedrooms
(Bedroom 4 presently
arranged as Dining Room)
- Bathroom
- Shower Room
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating - C



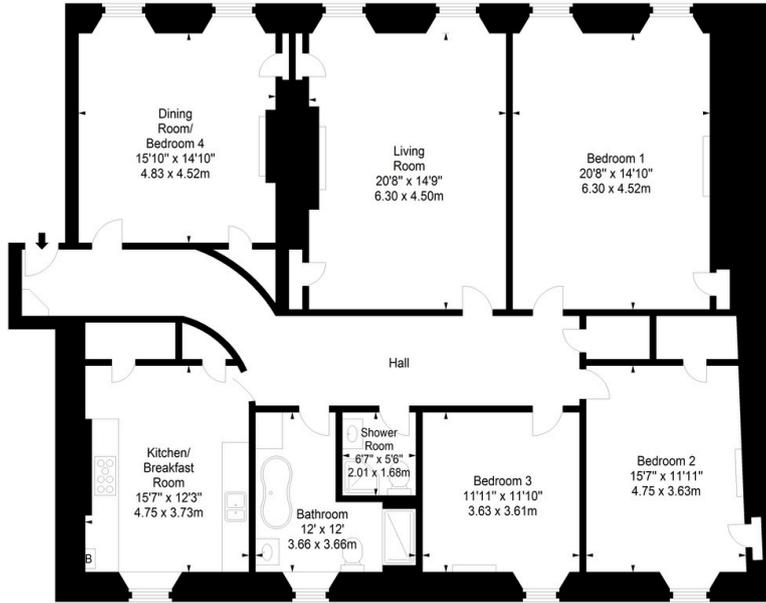
Set within a traditional Georgian tenement, this beautifully presented second-floor flat is located in the highly sought-after area of Leith Links. The property benefits from an excellent selection of local amenities nearby, with a tram stop on the doorstep, providing convenient access to both the north and south of the city. Boasting large, spacious rooms, stunning period features and elegant decoration throughout, the property enjoys a bright, open aspect overlooking Leith Links, offering a wonderful sense of light and outlook. In move-in condition, the accommodation comprises: a large welcoming entrance hallway, bright and spacious living room with feature living flame fireplace, stylish kitchen, three generously sized double bedrooms, bedroom 4/ dining room, bathroom with shower and separate roll top bath, and an additional shower room. There is on-street permit parking available in the area. The property also features gas central heating with elegant traditional-style column radiators fitted throughout. Included in the sale are the; fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine and dishwasher. All appliances are sold as seen with no warranty provided.



Wellington Place,
Edinburgh, EH6 7EQ



Approx. Gross Internal Area
2024 Sq Ft - 188.03 Sq M
For identification only. Not to scale.
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Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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