



7 (3F1) Academy Street

Leith | Edinburgh | EH6 7EE

Forming part of a traditional tenement in the ever popular Leith area, this impressive five bedroom double upper flat offers generous and flexible accommodation over two levels. Retaining a wealth of period character, the property is complemented by well proportioned rooms and an abundance of natural light throughout. Ideally positioned close to a wide range of local amenities, vibrant cafes, and excellent transport links, this substantial home will appeal to a variety of buyers including professionals, growing families, and those seeking a spacious city residence.

-  1 public room
-  5 bedrooms
-  2 bathrooms
-  Permit/meter parking
-  EPC rating – C
-  Council tax band - D



Description

Downstairs, the accommodation briefly comprises of a welcoming entrance hallway, generous twin windowed lounge/dining room, fitted kitchen with a range of wall and base units with co-ordinated worktops, two double bedrooms, and a bathroom with a white suite and shower over the bath.

Moving upstairs there are three double bedrooms plus a study/home office, and a family shower room with a white suite. The property further benefits from gas central heating.



Extras

Included in the sale will be the electric oven and hob, fridge/freezer, and washing machine.

Parking

There is permit/meter parking outside and on the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

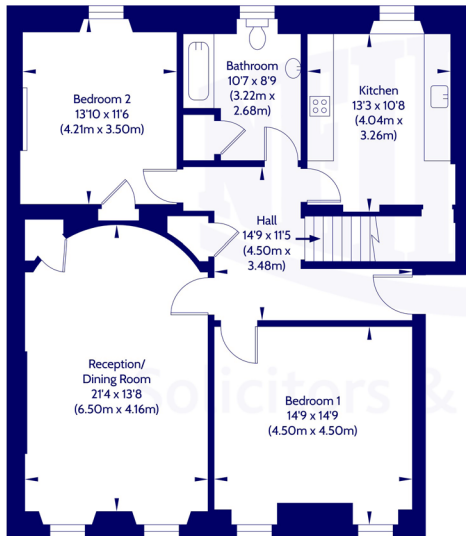
Academy Street is in the vibrant district of Leith which is conveniently situated close to Edinburgh's city centre. There are excellent public transport links, including the tram network, and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking 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 Craighentinny Golf Course. The cosmopolitan Shore area is within proximity and offers a superb array of bars and restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.



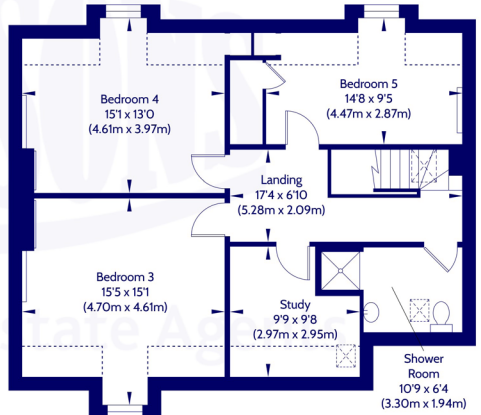


Approx. Gross Internal Floor Area 169 Sq M / 1823 Sq Ft.

3rd Floor



4th Floor



Area excludes eaves.

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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