



Solicitors & Estate Agents



Offers Over
£195,000

33/1 Bernard Street

The Shore | Edinburgh | EH6 6SH

A fantastic opportunity has arisen to purchase this impressive, first floor flat forming part of a B-listed building in the heart of the vibrant Shore district of Leith. Located close to a fantastic range of shops, bars, restaurants and within walking distance of the city centre.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  EPC Rating – D
-  Council Tax Band - B



Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway, bright and spacious twin windowed reception room with beautiful high ceilings and storage cupboard, fitted kitchen with appliances, well proportioned double bedroom with fitted wardrobes and bathroom with three-piece suite and electric shower over bath. Further benefits include attic space, new energy efficient electric radiators (installed 2023) and new sash & case double glazed windows.



Extras

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

Parking & Factor

There is permit/meter parking within the surrounding area. The block is managed by Edinburgh Block Management for a yearly fee of £350. This includes stair cleaning and light.

Viewing

By appointment through Neilsons 0131 625 2222.





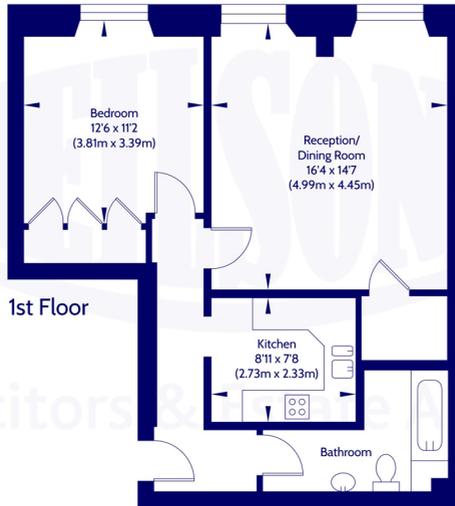
Location

The property sits in the heart of The Shore, once a thriving port at the core of the capital's maritime industry and now characterised by an enviable selection of cafes, independent shops, bars, and award-winning restaurants. On Saturdays, Leith Market offers fresh provisions and produce, street food, and wares from local artists. Ocean Terminal includes a variety of shopping and leisure facilities, high-street shops, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Water of Leith walkway and cycle route is close at hand and parks and green spaces are also nearby, including Leith Links. Excellent public transport by bus or tram provides swift access to the city centre, surrounding areas and Edinburgh International Airport.





Approx. Gross Internal Floor Area 59 Sq M / 631 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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