



Solicitors & Estate Agents



35/11 Buchanan Street

Leith | Edinburgh | EH6 8RB

This attractive and beautifully presented one-bedroom second floor flat is ideally positioned within the high amenity district of Leith, close to a fantastic range of local amenities and excellent transport links, whilst also being within easy walking distance of the City Centre. Presented in true move-in condition, the property offers bright and well-proportioned accommodation and would undoubtedly appeal to first-time buyers, professionals and investors.

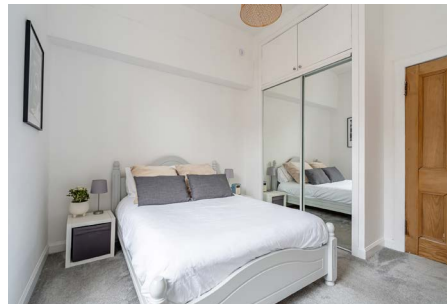
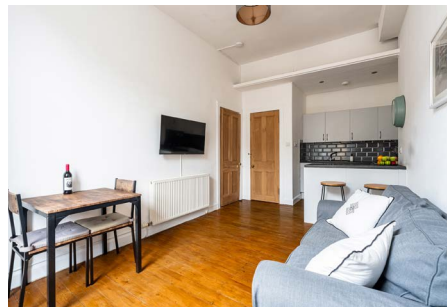
-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

The accommodation begins with an inviting entrance hallway leading into the impressive open-plan lounge, kitchen and dining space. The bright and sociable room features a shelved Edinburgh press and provides a superb setting for both relaxing and entertaining. The modern and well-appointed kitchen is fitted with a range of integrated white goods, useful pantry/utility cupboard and breakfast bar, together with under-unit lighting and partial wall tiling to the splash areas for easy upkeep. The generous double bedroom benefits from an integrated wardrobe with sliding doors, a further overhead double cupboard and ample space for additional freestanding furniture. A smart shower room features a single shower cubicle, partial wall tiling and heated towel rail, whilst a separate WC provides further convenience and includes a fitted storage cupboard.

Further benefits include gas central heating and single glazing.



Gardens & Parking

Residents can enjoy use of the shared rear garden, while permit and metered on-street parking is available within the surrounding area.

Extras

Selected fixtures and fittings, including; integrated gas hob and oven, freestanding fridge, freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

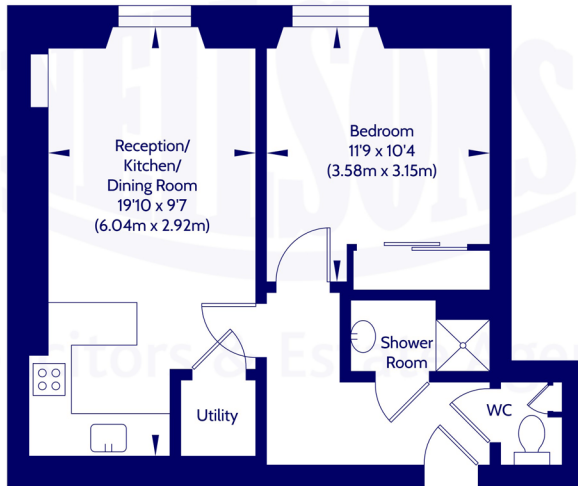
Ideally situated just minutes from the Balfour Street tram stop, this property lies in the vibrant Leith Walk district. It benefits from excellent public transport connections, including the newly extended tram network providing easy access to the City Centre and surrounding areas. Many of Edinburgh's renowned restaurants, bars, art galleries, and attractions are all within comfortable walking distance. The local area offers a wide range of leisure and recreational opportunities. The Omni Centre, just a short walk away, features a variety of restaurants, a multi-screen cinema and Nuffield Gym. The St. James Quarter, also a short walk from the property, features a variety of high street retailers. Nearby green spaces include Leith Links, Holyrood Park, Arthur's Seat, and Craighentenny Golf Course. Additionally, the cosmopolitan Shore area of Leith is close by, offering an exceptional selection of bars and worldclass restaurants.





Approx. Gross Internal Floor Area 39 Sq M / 416 Sq Ft.

2nd Floor



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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