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Offers Over
£172,000

4/3 Cadiz Street

Leith | Edinburgh | EH6 7BH

This exceptional second floor apartment forms part of an established modern courtyard development within the vibrant district of Leith and close to the cosmopolitan Shore area with a choice of superb bars, restaurants, and cafes on offer. This property would make an ideal purchase for professionals or first time buyers.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation briefly comprises a secure entry system, a welcoming entrance hallway with useful storage, a bright and spacious reception room, and a well-appointed fitted kitchen featuring a range of base and wall-mounted units with appliances. The generously proportioned double bedroom benefits from fitted wardrobes, while the bathroom is fitted with a three-piece suite with a shower over the bath. Further benefits include gas central heating and double glazing throughout.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

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

Gardens, Parking & Factor

The development is well maintained and set within attractive communal garden grounds, laid mainly to lawn and enhanced by mature trees and established planting. Ample unallocated residents' parking is available within the courtyard. A factoring fee of approximately £300 per quarter is payable to James Gibb Property Management, covering the maintenance of the communal gardens, the cleaning and upkeep of the shared areas and block building insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

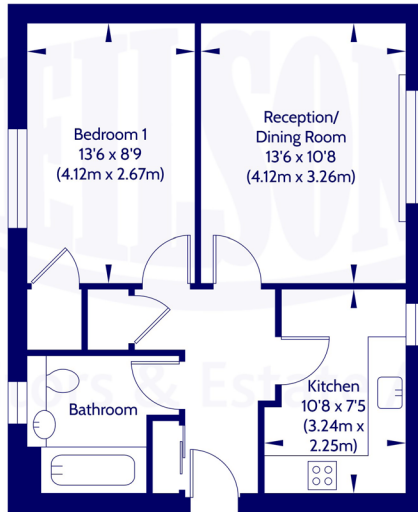
Leith has rapidly become one of the trendiest areas of Edinburgh. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk links the area to the city centre, and has a truly impressive range of independent shops and outlets. The nearby Ocean Terminal provides further shopping opportunities, along with a large cinema, member's gym and restaurants. The area boasts great bus and tram routes allowing quick and regular travel to the City Centre and beyond. The open green spaces of Leith Links, Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach. The city centre, St James Quarter and Waverley Train Station are also within walking distance.





Approx. Gross Internal Floor Area 45 Sq M / 483 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

