



Solicitors & Estate Agents










Offers Over
£145,000

60/1 North Fort Street

Leith | Edinburgh | EH6 4HN

This exceptionally bright and airy ground floor flat is well placed in the vibrant district of Leith, close to the cosmopolitan Shore area with a choice of superb bars, restaurants, and cafes on offer. The property offers flexible accommodation and would undoubtedly appeal to first-time buyers, professionals, or investors.

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



Description

The accommodation in brief comprises; welcoming entrance hallway with useful storage, light and spacious reception/dining room, fitted kitchen with a range of base and wall mounted units with pantry, well proportioned double bedroom with fitted wardrobes and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob and oven.

Gardens & Parking

There is a communal garden to the front of the building and an allocated parking space to the rear.

Viewing

By appointment through Neilsons 0131 625 2222.





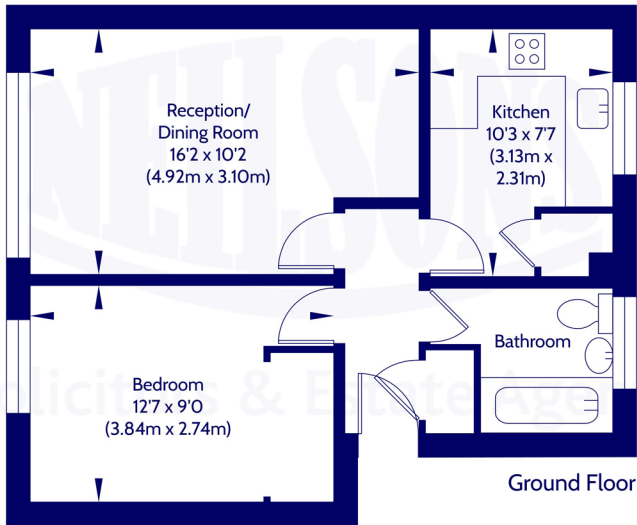
Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants, and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and worldrenowned restaurants. Within walking distance you can find a local library, the Ocean Terminal complex, and Newhaven Harbour. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and the city-bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 41 Sq M / 441 Sq Ft.



Ground 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

