

55/10 Balfour Street, Leith, Edinburgh, EH6 5DP



55 /10 Balfour Street | Leith | Edinburgh | EH6 5DP

Description

Superb top floor flat, of immense appeal forming part of a traditional tenement building with secure entry system. Situated in a highly desirable location, close to award-winning restaurants, and an eclectic array of independent shops, pubs and cafes, and regular transport links, including bus and tram links for swift connections to the city centre and airport. This charming city pad is presented in beautiful order and offers an enticing opportunity for city professionals wishing to live close to the city centre but with easy access to open green spaces.

- Hallway with storage
- Open plan living/dining/kitchen
- Double bedroom with period fireplace and walk-in cupboard
- Boxroom converted to walk-in wardrobe with fitted storage
- Stylishly appointed shower room
- Gas central heating and double glazing
- Secure entry system
- Shared garden to the rear
- On street permit parking

Extras

The oven, hob, washer/dryer and fridge/freezer are included. Additional items of furniture are available by separate negotiation. Please note that all appliances and the heating/hot water system are presented for sale on an 'as seen' basis. No warranty is given as to their condition, state of repair or working order.

EPC Rating: C

Price and Viewing

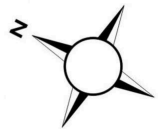
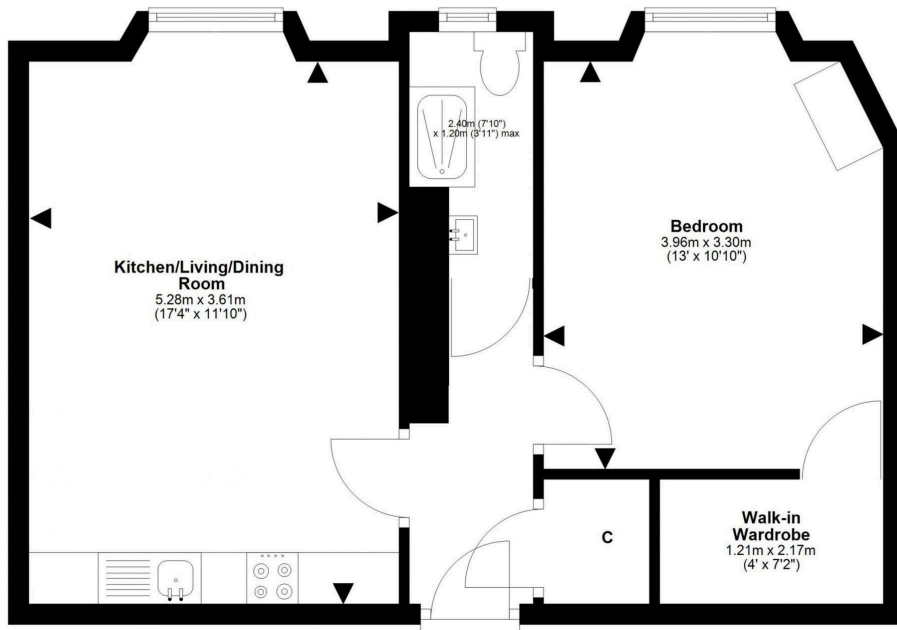
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

The vibrant and cosmopolitan area of Leith, named by Timeout as the coolest neighbourhood in the UK in recent years, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a farmer's market, while nearby Ocean Terminal shopping centre is home to, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walking and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, while neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. Finally, the flat benefits from an excellent public transport system with 24-hour buses and the Balfour Street tram stop on nearby Leith Walk which connects Leith to the city and to Edinburgh Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

