










Offers Over
£230,000

10 Beechwood Terrace

Leith Links | Edinburgh | EH6 8DE

This attractive and generously proportioned main-door lower colony flat is set within the sought-after conservation area of Leith Links, placing a wealth of excellent local amenities, green space, and convenient transport connections right on your doorstep. Offering a superb blend of traditional charm and modern comfort, the property will appeal particularly to first-time buyers, young professionals, or those looking to downsize while remaining in a vibrant and well-connected neighbourhood.

-  2 Bedrooms
-  1 Public room
-  1 Shower room & Separate WC
-  Private garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



Description

A private entrance vestibule opens into a welcoming hallway, complete with a practical utility cupboard for additional storage. The bright and spacious reception and dining room provides an inviting focal point for everyday living and entertaining, featuring attractive hardwood flooring, a characterful fireplace, elegant wooden window shutters, and a traditional shelved Edinburgh Press. The stylish kitchen is fitted with contemporary white wall and base units, complemented by subway-style splashback tiling and a ceramic sink, offering both functionality and a clean, modern aesthetic. There are two well-proportioned double bedrooms, each continuing the hardwood flooring for a cohesive finish. A sleek, contemporary shower room features subway-style tiling and a heated chrome towel rail, while a separate WC adds further convenience. With its combination of space, character, and prime location, this charming colony main door flat represents an excellent opportunity to acquire a comfortable home in one of Edinburgh's most desirable neighbourhoods.



Additional benefits include gas central heating powered by a newly installed boiler (January 2026) with a 10-year warranty, ensuring efficient and reliable heating.

Gardens & Parking

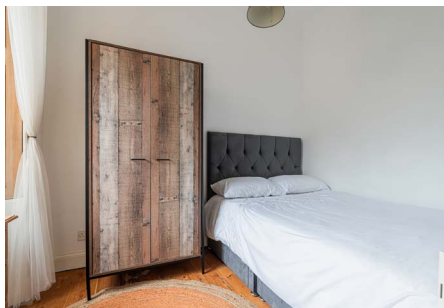
Externally, the property enjoys a private front garden, mainly laid to patio, providing an ideal spot for outdoor seating or entertaining. On-street parking is readily available to the front and in the surrounding area.

Extras

All fitted floor coverings and blinds will be included in the sale together with the white goods. Furniture in the property can be made available via separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





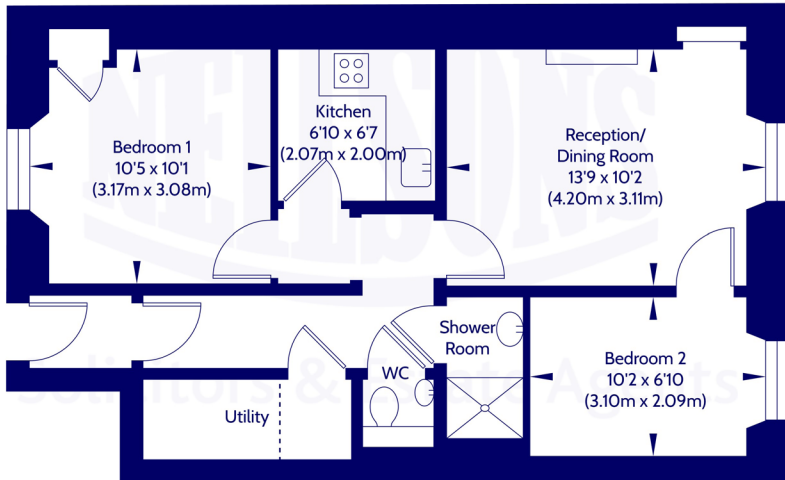
Location

Nestled beside one of Edinburgh's most cherished green spaces, Leith Links offers an enviable blend of urban convenience and leafy charm. The historic park itself provides extensive open lawns, pathways and recreational space right on your doorstep, perfect for walking, jogging or relaxed outdoor living. Just a short stroll away lies the stylish waterfront district of The Shore, a vibrant destination celebrated for its cosmopolitan mix of boutique bars, artisan cafés and acclaimed restaurants, including Michelin-recognised dining experiences. A little further along the waterfront sits Ocean Terminal, a major retail and leisure hub featuring a diverse selection of high-street shops, popular restaurants, a 12-screen cinema and a 24-hour gym. This centre also houses the renowned Royal Yacht Britannia, one of Scotland's most popular visitor attractions. Health and fitness options abound in the area, from specialist studios to traditional gyms, including Elysium Fitness, The Club Gym and Leith Victoria Swim Centre, giving homeowners a range of choices close by for active lifestyles. Leith Links truly offers the best of both worlds, peaceful parkland living with vibrant city-edge lifestyle amenities close at hand. Excellent transport links make travelling in and around the city straightforward, with regular bus services and nearby tram stops providing fast access to Edinburgh's centre and key destinations across the region.



Approx. Gross Internal Floor Area 48 Sq M / 513 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.



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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

