



2F2, 275 Leith Walk
Leith, EH6 8PD

deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Living Room
- Kitchen
- Double Bedroom
- Bathroom
- On-Street Permit Parking
- Communal Rear Garden
- Double Glazing & GCH
- EPC Rating – C



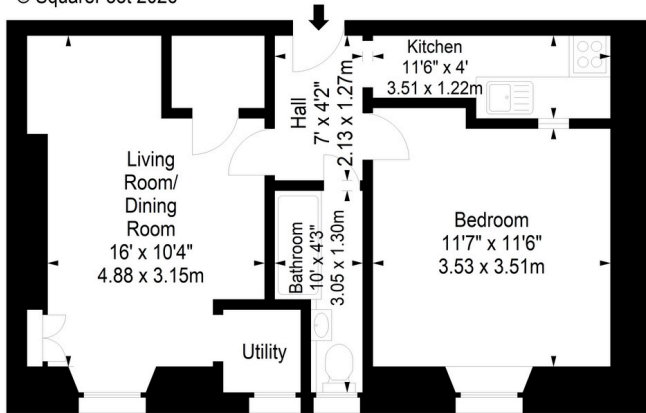
Situated within a traditional tenement building, this light and airy second-floor flat enjoys a prime position in the lively Leith Walk area, just moments from an excellent selection of shops, bars, and restaurants. There are excellent public transport links via tram and bus to the city centre and surrounding areas. The accommodation comprises; an entrance hallway, spacious living room, kitchen, one good-sized double bedroom and a bathroom with shower over bath. Externally, there is a communal garden to the rear and on-street permit parking is available in the area. The property features double glazing and gas central heating. Included in the sale is the cooker, fridge and lightshades. All appliances included in the sale are sold as seen with no warranty provided.



Leith Walk,
Edinburgh, EH6 8PD



Approx. Gross Internal Area
465 Sq Ft - 43.20 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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