



320/1 Leith Walk
LEITH | EDINBURGH | EH6 5BU


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320/1 Leith Walk, Leith

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Warners are delighted to present this exceptionally spacious first-floor flat, forming part of a traditional tenement building set back from the street on Edinburgh's iconic Leith Walk.

Retaining an abundance of period charm, the property boasts a wealth of original features alongside generous and flexible accommodation. The layout comprises three bedrooms, an impressive living room, a spacious dining kitchen, a modern bathroom, and a welcoming central hallway with excellent built-in storage.

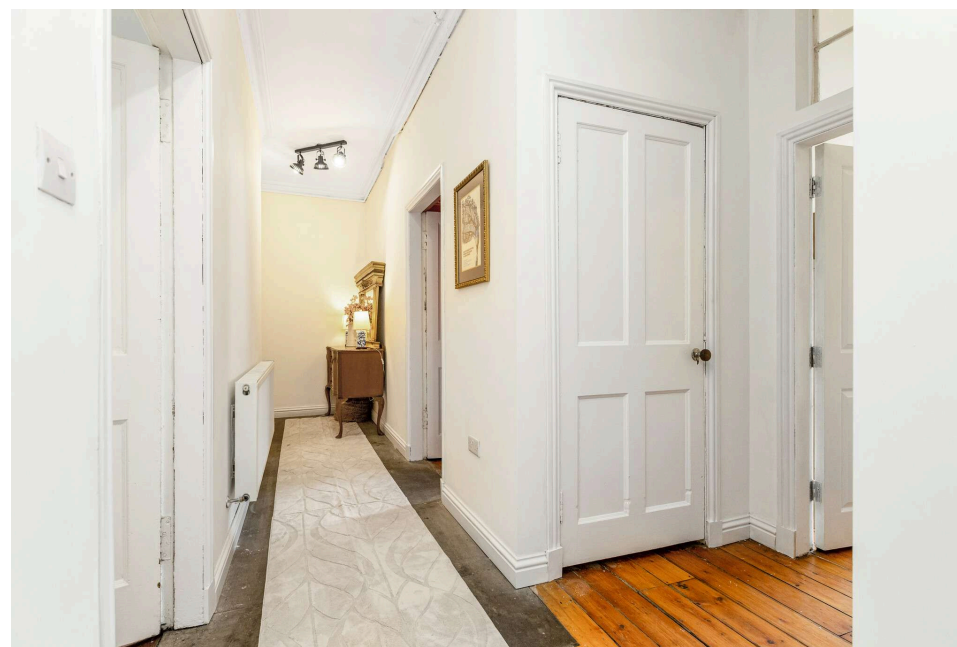
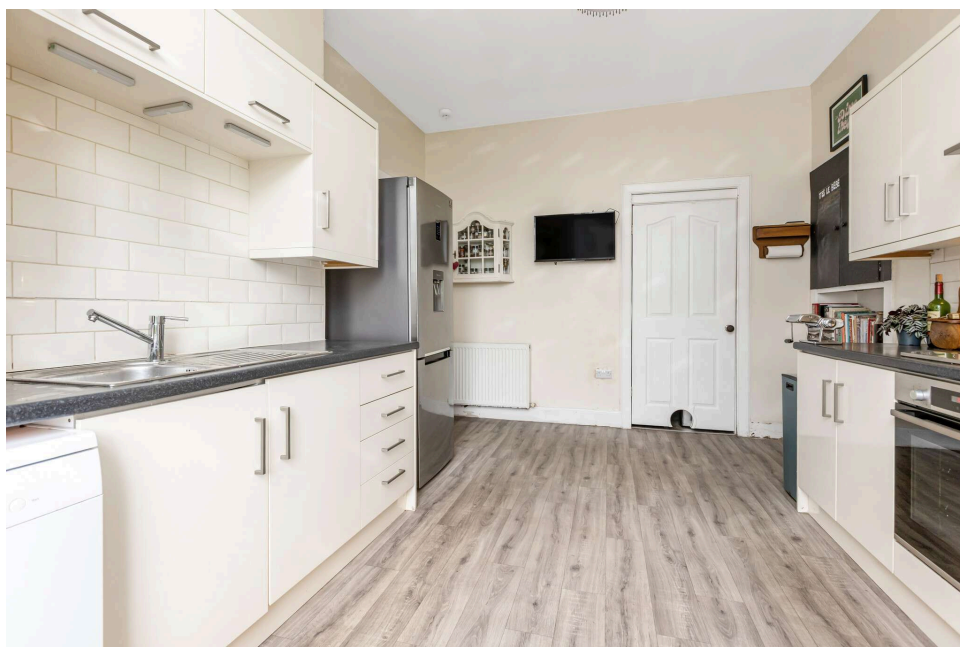
Offering outstanding potential as a stylish city residence or an attractive investment opportunity, the property may also appeal to buyers seeking scope for HMO conversion, subject to the necessary consents.

The heart of the home is the magnificent living room, a characterful space flooded with natural light from two large sash-and-case windows. Beautiful period details include ornate cornicing, high skirting boards, exposed timber floorboards, and a recently installed wood-burning stove, creating a stunning focal point. The generous proportions provide ample flexibility for both relaxing and entertaining.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Positioned to the rear of the property, the dining kitchen is fitted with a good selection of wall and base units complemented by a tiled splashback. Integrated appliances include a gas hob and electric oven, while space is available for additional freestanding appliances. A deep pantry cupboard provides excellent storage, and there is ample room for a dining table and chairs.

Both double bedrooms are generously proportioned and showcase attractive period features, including decorative cornicing, large sash-and-case windows, and a charming fireplace in the principal bedroom. The third bedroom is a spacious single room, accessible from both the hallway and living room, making it ideal as a nursery, home office, guest room, or study.

The accommodation is completed by a contemporary bathroom fitted with a modern three-piece white suite with walk-in shower.

Externally, residents enjoy access to a well-maintained communal rear garden-an increasingly rare and valuable feature in such a central Edinburgh location. The property is ideally positioned within easy reach of excellent tram and bus links, while

the St James Quarter, vibrant Leith Shore, and a wide range of city-centre amenities are all within walking distance.

Early viewing is highly recommended to fully appreciate the space, character, and superb location this outstanding property has to offer.

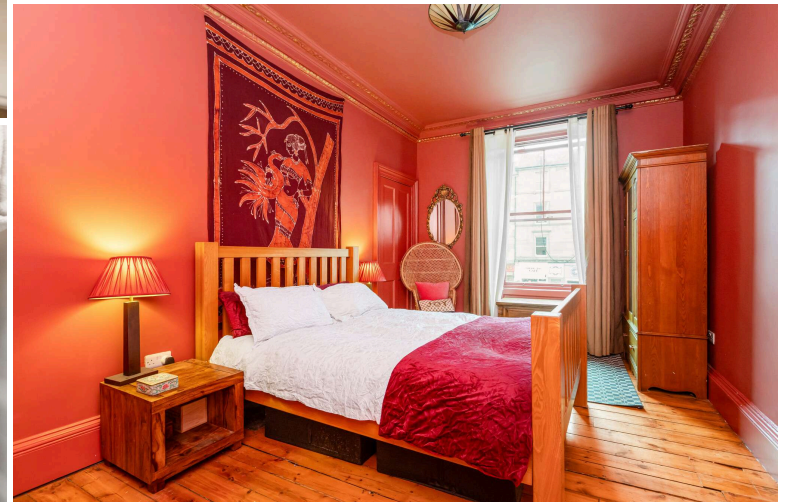
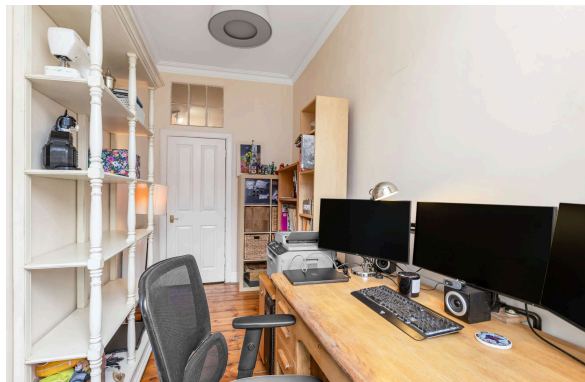
- Prime Leith Walk location.
- Spacious three-bedroom layout.
- Stunning period features throughout.
- Bright living room with wood-burning stove.
- HMO/investment potential.
- Walking distance to city centre and tram links.

Energy Rating C. Council Tax band C.

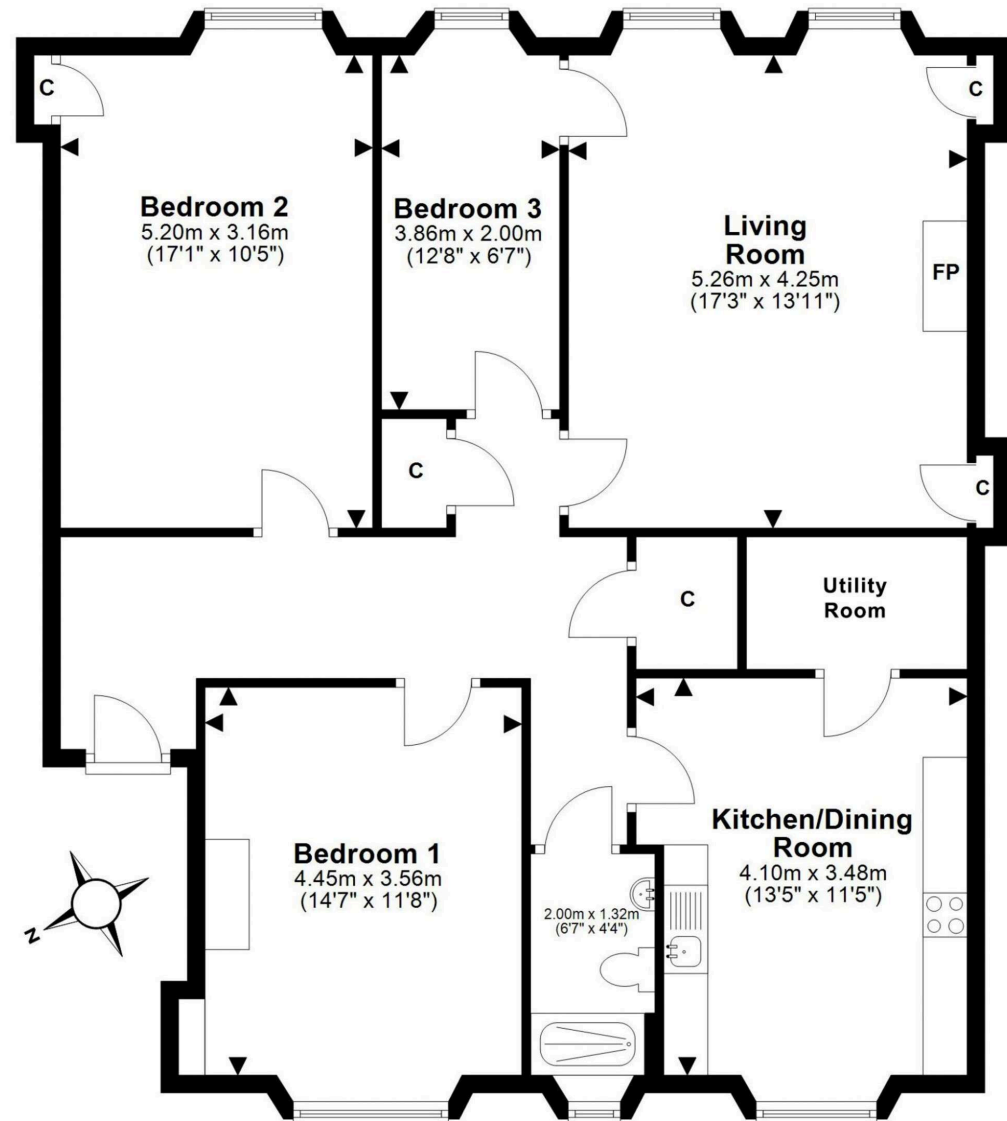
All curtains (with the exception of those in Bedroom 2) will be included in the sale, as will the oven and hob, fixtures and fittings.



The vibrant area of Leith is highly sought after – in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven 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.