



33 (2f1) Balfour Street  
Leith, EH6 5DQ

**deans**   
Solicitors & Estate Agents LLP



## TOP FLOOR FLAT

- Sitting Room
- Dining Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating & Partial Double Glazing
- Shared Rear Garden
- On-Street Permit & Pay Meter Parking
- EPC Rating - C



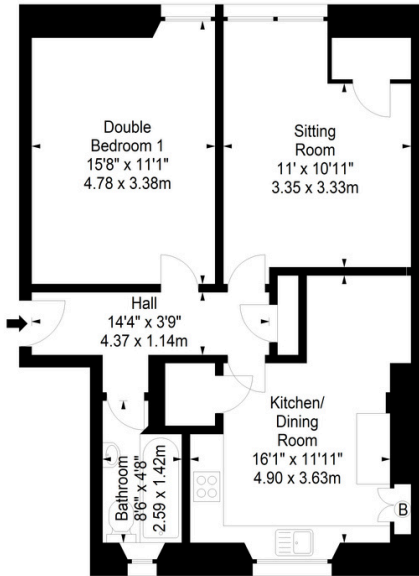
Forming part of a traditional tenement, this lovely and well proportioned top floor flat is situated within the sought after high amenity area of Leith. There are an abundance of shops, restaurants and bars on the doorstep with the fashionable Shore area and St James's Quarter a short walk away. A tram stop can be found close by on Leith Walk and provides quick and easy access to Edinburgh Airport. In move-in condition the accommodation would make an ideal first purchase and comprises; secure entry phone, welcoming hallway, light and airy sitting room, well laid out dining kitchen, charming and spacious double bedroom and bathroom with white suite and shower. There is a shared rear garden along with on-street permit and pay meter parking available. Further benefits include gas central heating and partial double glazing. Included in the sale are all fitted floor coverings, oven, hob, hood, fridge-freezer, washing machine, and light shades. Other items may be available by separate negotiation. All items included in the sale are sold as seen, with no warranty provided.



Balfour Street,  
Edinburgh,  
Midlothian, EH6 5DQ



Approx. Gross Internal Area  
655 Sq Ft - 60.85 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.

**Deans**   
Solicitors & Estate Agents LLP

Your Property People.

**0131 667 1900**

mail@deansproperties.co.uk

deansproperties.co.uk