



125/4F Leith Walk,
Leith Walk, Edinburgh, EH6 8NP

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry
- Reception hall.
- Good-sized living room with space for table and chairs.
- Breakfasting kitchen with appliances.
- Two double bedrooms - both with fitted wardrobes.
- Bathroom with shower.
- Electric heating
- Double glazing.
- Open outlooks to front & rear.
- In need of modernisation & redecoration.
- Permit & metered parking.



GENERAL DESCRIPTION

A top-floor flat, forming part of a traditional building, in the vibrant Leith Walk district of the city, within walking distance of fabulous range of local amenities and also Edinburgh City Centre. The property though in need of some modernisation and redecoration, would make an ideal purchase for a first-time buyer or perhaps letting purposes and is ideally positioned within easy reach of excellent tram and bus links.

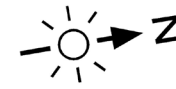
COUNCIL TAX BAND A.
TRAIN STATION APPROXIMATELY 1.3 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT APPROXIMATELY 9.3 MILES TO EDINBURGH AIRPORT.
BUSES/TRAMS WITHIN 200 METRES.

LOCATION

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of notable specialist shops, cafes, restaurants and bars on Leith Walk, named as one of the world's top five coolest neighbourhoods by Time Out. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and beyond providing approx., thirty minute travel times to Edinburgh airport and five minute travel times to the waterfront and city centre respectively. The City-Bypass is easily accessible with links to central Scotland's main motorway network.

EXTRAS: ALL FITTED CARPETS, LIGHT FITTINGS, CURTAIN POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING COOKER, FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES FOR THE WHITE GOODS. SOME FURNITURE MAY BE AVAILABLE THROUGH NEGOTIATION.

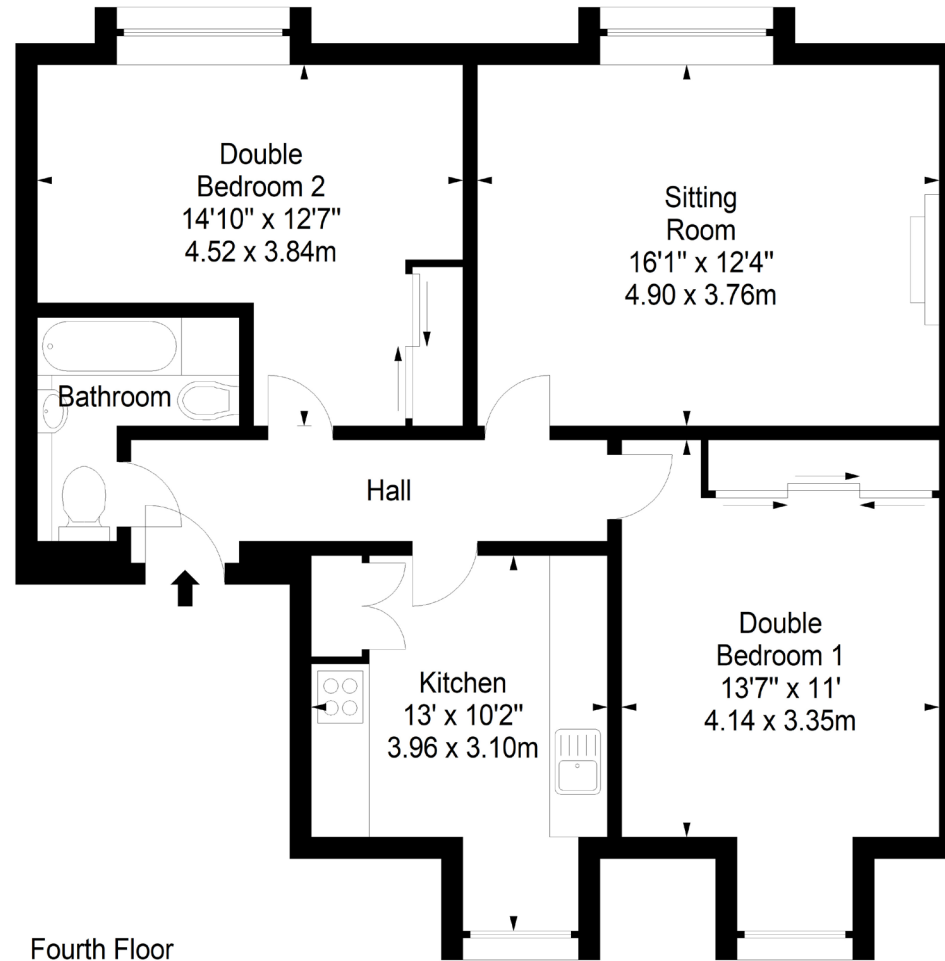
Leith Walk,
Edinburgh,
Midlothian, EH6 8NP



Approx. Gross Internal Area
767 Sq Ft - 71.25 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING F



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.