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12 Beechwood Terrace

Leith Links | Edinburgh | EH6 8DE

Occupying a sought after position within the Leith Links Conservation Area, this main door lower colony flat offers an excellent opportunity to modernise and create a wonderful home. Enjoying a wealth of local amenities, excellent transport links and open green spaces on the doorstep, the property is ideally suited to first time buyers, professionals, downsizers or anyone looking to personalise a home in a vibrant and well connected location.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private front garden
-  On street parking
-  EPC rating – C
-  Council tax band - C



Description

Now requiring modernisation, the accommodation briefly comprises; entrance vestibule and hallway with a storage cupboard plumbed for a washing machine, an open plan lounge/kitchen with a range of wall and base units, co-ordinated worktops and tiled splashbacks, two bedrooms, one of which has a built-in wardrobe, a fully tiled bathroom with a shower over the bath, and a separate WC. The property further features gas central heating and double glazing.



Extras

Included in the sale will be the electric oven and hob, fridge/freezer and washing machine.

Gardens and Parking

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

Viewing

By appointment through Neilsons (0131 625 2222).



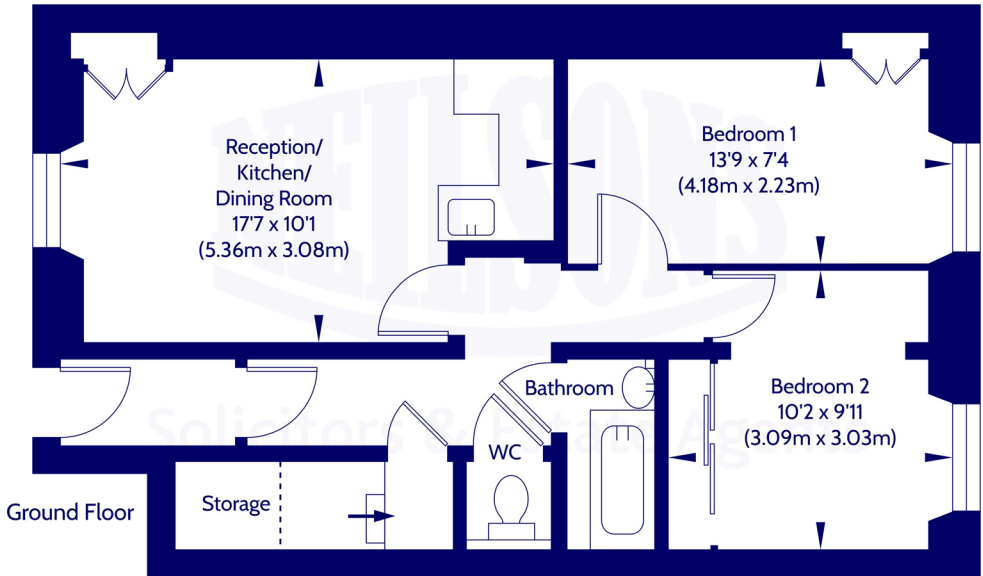


Location

This vibrant area is exceptionally well placed for access to Edinburgh city centre, with excellent public transport links including the tram network, providing swift and easy connections across the city. A wealth of local amenities are close at hand, including independent shops, cafes and restaurants, alongside the renowned Shore area which offers an excellent selection of bars and dining options. Further leisure facilities nearby include Leith Victoria Swim Centre, a choice of gyms, and the scenic Water of Leith walkway, while Holyrood Park, Arthur's Seat and Craigminty Golf Course are also within easy reach. The nearby Ocean Terminal provides additional shopping, a multi screen cinema and a large gym, ensuring a wide range of recreational and lifestyle options all within comfortable reach.



Approx. Gross Internal Floor Area 52 Sq M / 556 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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