



# 5a (3F2) Links Gardens

Leith Links, EDINBURGH, EH6 7JH



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## Bright, spacious third-floor apartment with sweeping views across Leith Links to Arthur's Seat

- Sitting room view with excellent view
  - Modern kitchen/dining room
  - Double bedroom
  - Versatile boxroom/study
  - Modern bathroom
  - Period features
  - Excellent open outlook to The Links
  - Well maintained shared garden
  - On-street permit parking
  - Gas central heating & double glazing
- Offers Over:

**£275,000**



Further information can be found in the home report.



## About the Property

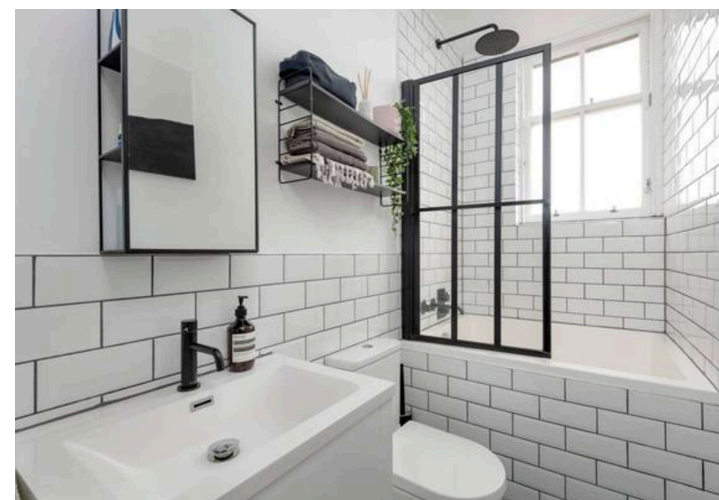
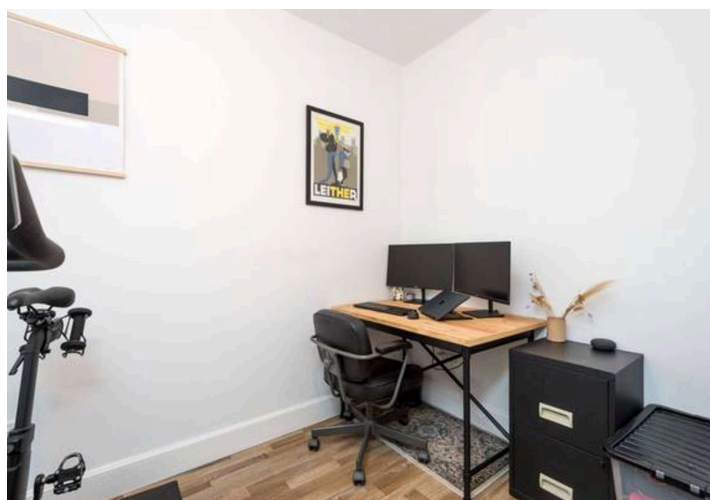
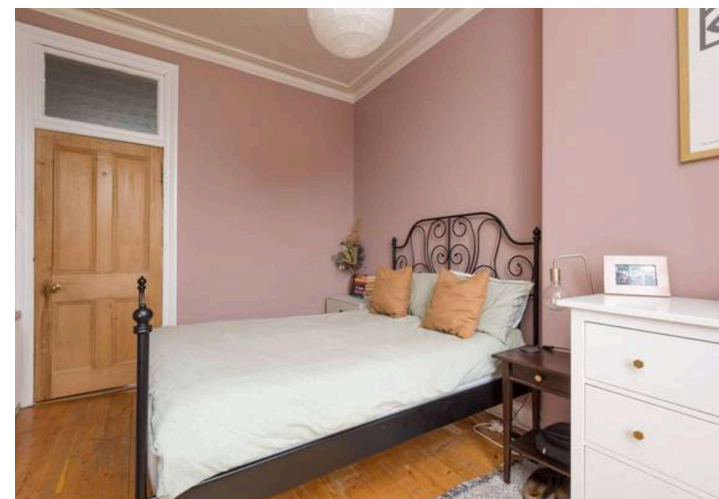
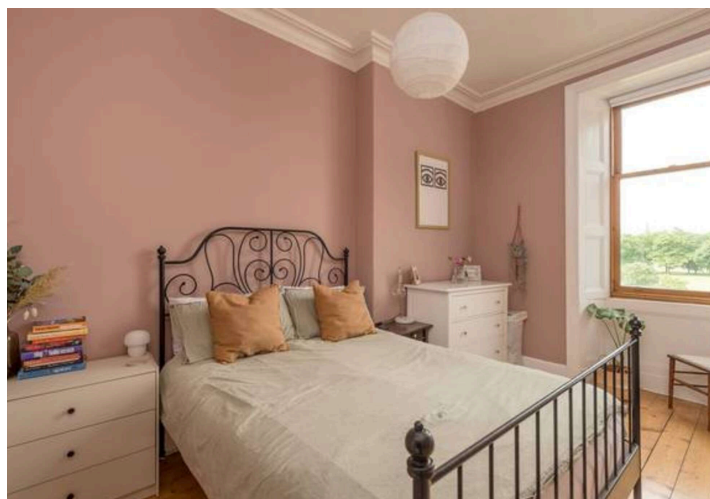
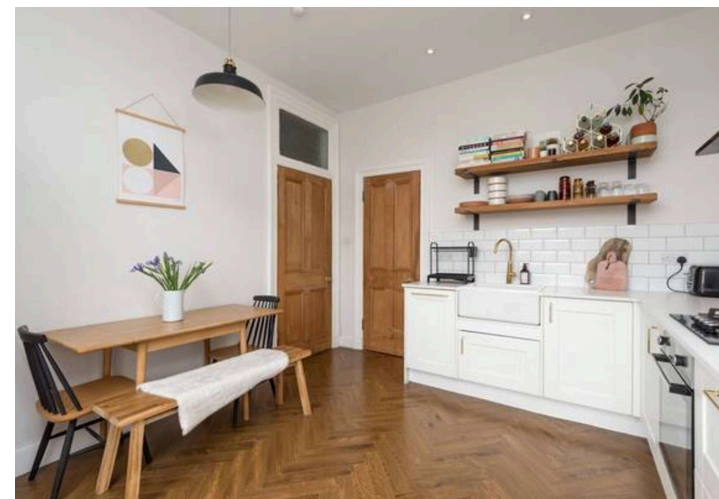
Stunning, bright and spacious 3rd floor apartment with uninterrupted views over the green expanse of Leith Links to Arthur's Seat, close to excellent local amenities, the City Centre and the highly sought-after Shore area.

The property is generously proportioned throughout, complemented by many fine period features, such as a bay windowed sitting room with decorative cornicing and original sanded floorboards. Further benefiting from a recently fitted modern kitchen, bathroom with soak tub and a versatile box room, currently utilised as a home office.

Externally the shared garden is well-maintained and there is on street permit parking available.

### Extras

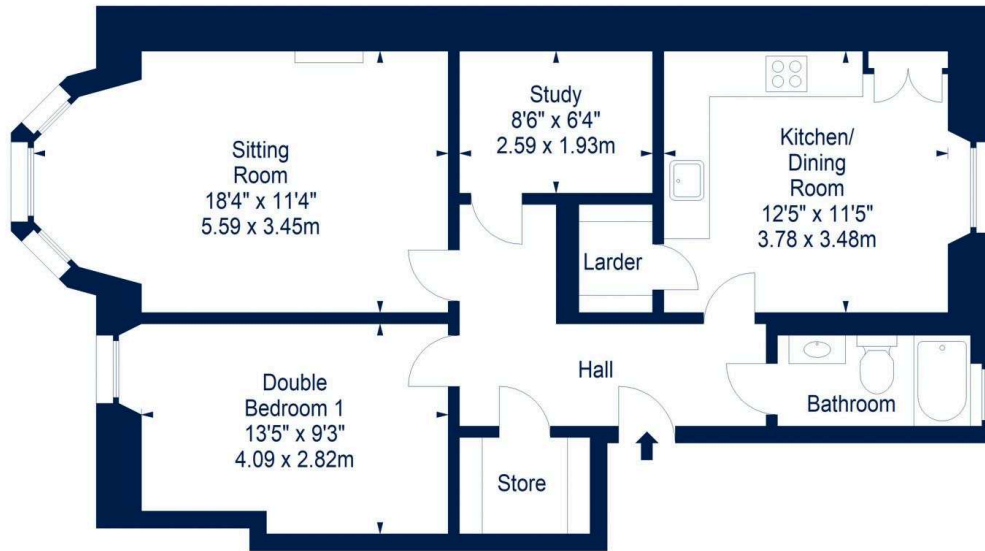
All fitted floor coverings, blinds, light fittings, integrated - oven, gas hob, slimline dishwasher and extractor hood along with freestanding fridge/freezer and washing machine are included in the sale price. No warranties or guarantees will be given in relation to appliances.





## Floor Plan

### 5A 3 Flat 2 Links Gardens, Edinburgh, Midlothian, EH6 7JH



Third Floor



Flat - Approx. Gross Internal Area - 720 Sq Ft - 66.89 Sq M

For identification only. Not to scale. © SquareFoot 2026



## Location

Leith Links lies to the northeast of the city centre and has a range of local shopping facilities which cater for day to day needs with a more comprehensive variety available in nearby Leith Walk and Ocean Terminal. It neighbours the fashionable Shore district which offers an increasingly large choice of renowned restaurants and wine bars. Leith Links is within close proximity to the Scottish Government's offices at Victoria Quay and offers regular public transport runs to and from the city centre and surrounding areas. Recreational amenities include the open green spaces of Leith Links and Claremont Park. Excellent transport links ensure that a regular bus and tram service runs to and from the city centre and surrounding areas.





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**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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