



78 (3F1) Iona Street, Leith, Edinburgh, EH6 8RW

*Beautifully presented one bedroom third floor flat close to excellent amenities*

URQUHARTS  
EDINBURGH



## DESCRIPTION

78 (3F1) or flat 11 Iona Street is a beautifully presented one-bedroom third floor flat superbly situated in the highly popular Leith area with excellent local amenities and public transport links on the doorstep. The property has recently been renovated to high modern standard including new kitchen, shower room, boiler and double glazing and would suit a range of buyers including first time buyers, professionals, investors or as a pied-à-terre.

Entrance hall; bright open plan living room / kitchen with feature fireplace surround and pantry/store cupboard; modern fitted kitchen with wall and base units and integrated appliances; good-sized double bedroom quietly situated to the rear overlooking the communal rear garden; and a contemporary shower room.

## ACCOMMODATION

Entrance hall. Living room / Kitchen. Double bedroom. Shower room.

Gas central heating. Double glazing. Well-maintained communal rear garden. Residents permit and pay & display on street parking.

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.  
 6. These particulars are not intended to nor will they form part of any contract.  
 7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).

## LOCATION

Iona Street lies within the popular Leith district on the northeast side of the city, just over 1 mile from the city centre. Local shops cater for everyday needs including a Sainsbury's, and Tesco Express on Leith Walk, Tesco and Lidl supermarket on Easter Road, with more extensive shopping at St James Quarter with its selection of high street stores, cinema, bars, and restaurants, Ocean Terminal or Meadowbank Retail Park. Leith Walk and the cosmopolitan Shore area of the city, only a short distance away, can now be accessed by the new trams system down to Newhaven or west to Edinburgh Airport. Leisure and recreational facilities include the Omni Centre, Edinburgh Playhouse Theatre, Places Gym, Tribe Cycle and the Leith Victoria swim centre, with Pilrig Park, Leith Links, Carlton Hill, and Water of Leith Walk & Cycle Pathway ideal for pleasant walks. Regular buses and trams operate to and from the city centre and surrounding areas, with Waverley Train Station and St Andrew's Bus Station within proximity. Easy access links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

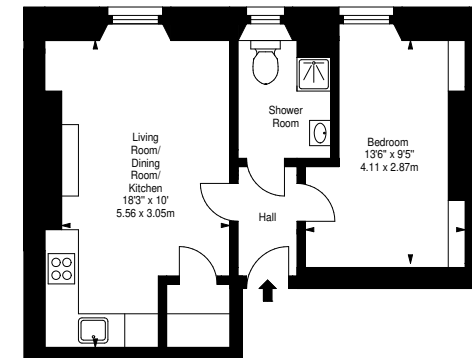
The property has a Council Tax Band **B**  
 The property has an Energy Rating Category **C**  
 Tenure Freehold



Flat 11,  
 78 Iona Street,  
 Edinburgh,  
 Midlothian, EH6 8RW



Approx. Gross Internal Area  
 399 Sq Ft - 37.07 Sq M  
 For identification only. Not to scale.  
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Third Floor