



GIBSON KERR
Personal, Family Law & Property

Flat 1F3, 19 Crichton Place
Leith Walk, Edinburgh, EH7 4NY

Property Summary

This bright and airy first-floor tenement flat offers unrivalled access to all that Leith has to offer, with tram links, shops, bars, and eateries right on the doorstep. The move-in-ready home boasts two bedrooms in a quiet off-street position, including a double with mirrored fitted wardrobes and a smaller double bedroom or ideal home office. A beautiful reception room is rich in period character and centred around an elegant fireplace with a living-flame fire. Further accommodation includes a modern kitchen and a shower room, while shared access to an attractive enclosed garden and conveniently controlled street parking add to the appeal. The flat and its prime city-centre location, within the Leith Conservation Area, make it a fantastic option for professionals, first-time buyers, or those seeking a rental investment.

Extras: The sale includes all fitted flooring, window coverings, and light fittings.

Features

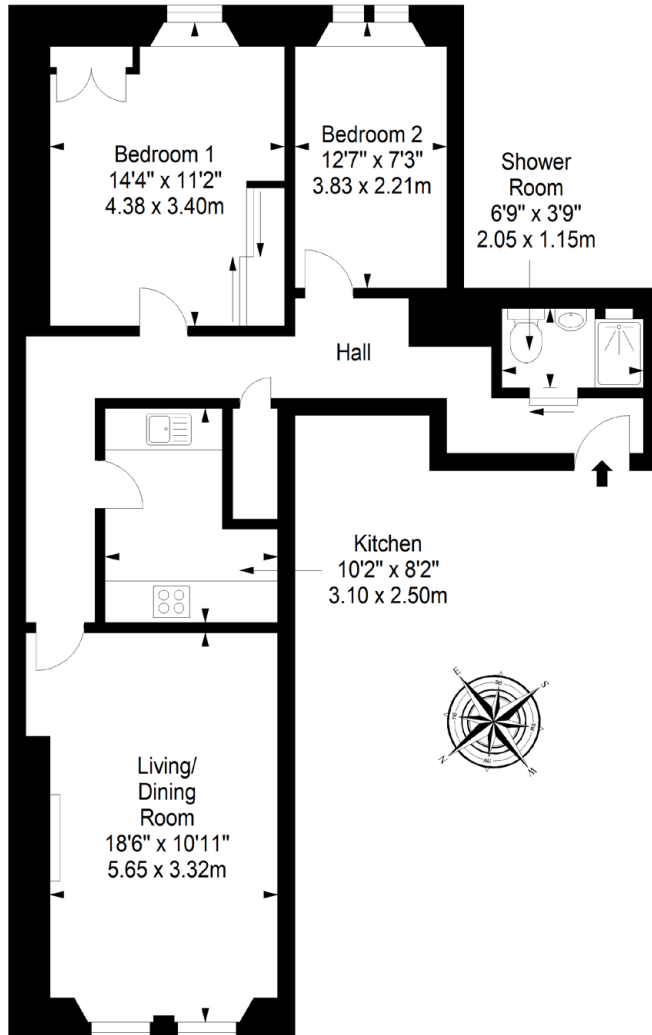
- City-centre first-floor tenement flat
- Communal stairs and secure entry system
- Entrance hall with useful storage
- Bright living/dining room full of period character
- Modern kitchen
- Two rear-facing bedrooms (one with excellent storage)
- Shower room
- Shared access to an attractive enclosed garden
- Controlled street parking (Zone N7)
- Gas central heating and double glazing
- EPC Rating - D





Floorplan

First Floor
Approx. 66.9 sq. metres (720.1 sq. feet)



Total area: approx. 45.6 sq. metres (490.8 sq. feet)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.