



2f4, 30 Balfour Street Edinburgh, EH6 5EP

Ideal first time buyer opportunity. One bedroom start home in popular, tree lined location.

- • Lounge/kitchen • One double bedroom • Second floor apartment
- Gas central heating • Double glazing • Communal garden •



Description

A well-presented, one-bedroom second-floor flat in a traditional tenement just off Leith Walk. The property features an open-plan kitchen featuring wall and base units and spacious living area, a double bedroom with built-in storage, and a separate shower room and WC. The flat has double glazing and gas central heating. The flat is ideally suited to first-time buyers, professionals, or couples.

Location

Leith is ideally located for easy access to the finest amenities of the city centre while offering an abundance of local convenience shopping on Leith Walk. Many cafes, bars and restaurants are in the vicinity as well as excellent leisure facilities including health clubs, swimming pool, close by Pilrig Park, Playhouse Theatre and Omni Centre with multi screen cinema. The Water of Leith Walkway also offers scenic walks and cycling opportunities. While the property enjoys an excellent location it is also convenient to many parts of the city including the tram system operating between Newhaven and Edinburgh Airport. The city bypass and main motorway networks are also within easy reach.

Garden

Communal Garden

Parking

Controlled permit parking on street.

Note

This property is being sold as seen and purchasers will be required to organise their own gas and electricity suppliers from date of entry

Price And Viewing

For price and viewing information or further details on this property please contact agents 0131 220 7122

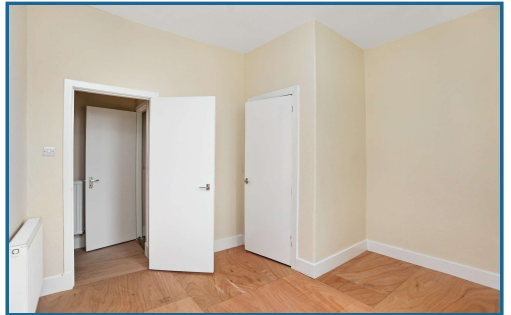
EPC Rating

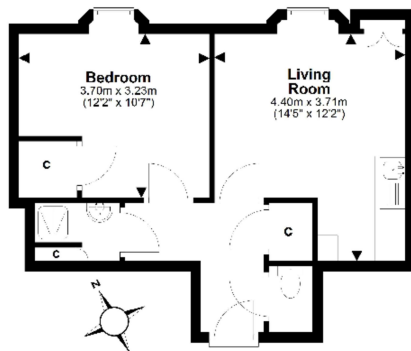
C

Council Tax Band

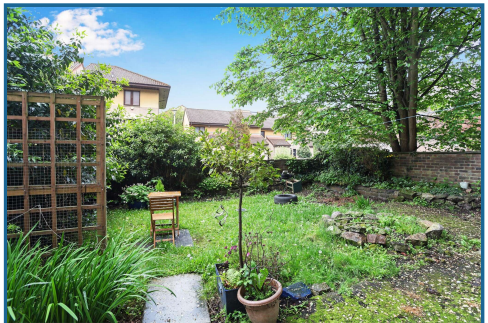
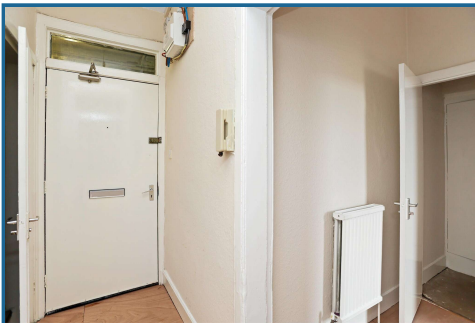
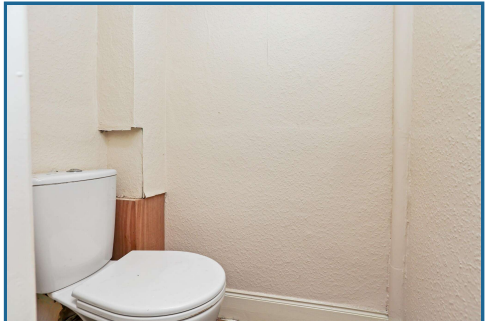
B

As of February 2022, the law in respect of Smoke/Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken at the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

espc

tc young

Melrose House, 69a George Street,
Edinburgh EH2 2JG
Tel 0131 220 7122