



**1F4, 25 Balfour Street
Edinburgh, EH6 5DG**

**Ideal first time buyer or investment opportunity.
Viewing Highly Recommended.**

**One bedroom apartment
First floor
Bright and airy lounge/kitchen
Spacious double bedroom with ample storage
Residents permit parking
Close to Pilgrim Park and Balfour Street tram stop**



Description

We are delighted to offer to the market this one bedroomed, first floor flat set in a popular residential area of Leith. Balfour Street sits between bustling Leith Walk and the beautifully kept grounds of Pilgrim Park.

The accommodation is spacious and bright with lots of natural light and is sure to prove popular with first time buyers. The property comprises: Entrance to the flat is by security fob into communal stairwell. The entrance hall has doors leading off to all rooms. Lounge and kitchen with window to the front with a range of base and wall units and ample food preparation area, double bedroom with storage cupboards and a shower room with electric shower, WC and sink.

This property benefits from excellent local amenities, strong transport links including bus and tram services, local tram stop is Balfour Street.

Garden

There is a communal garden located to the rear of the property.

Garage/Parking

On street metered and residents permit parking is available.

Extras

The 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

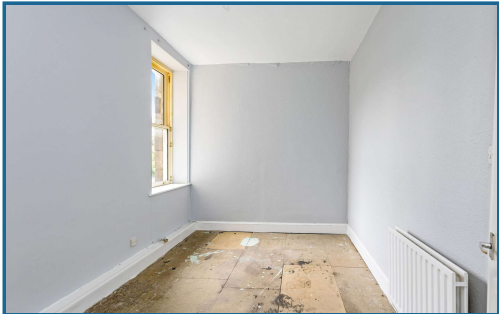
For price and viewing information or further details on this property please contact agents 0131 220 7122

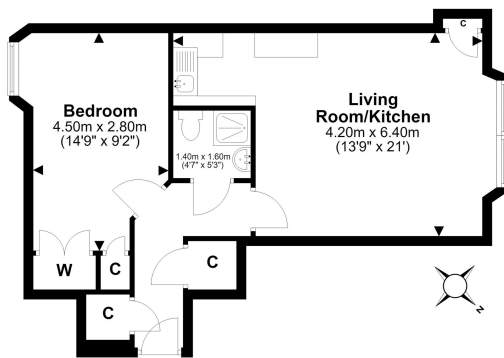
EPC Rating

C

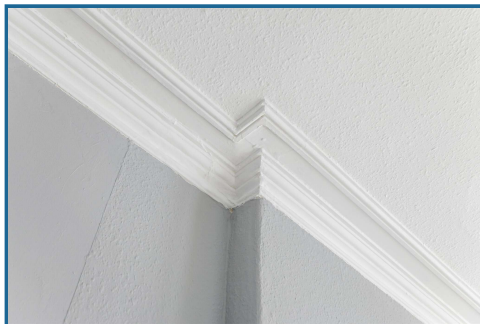
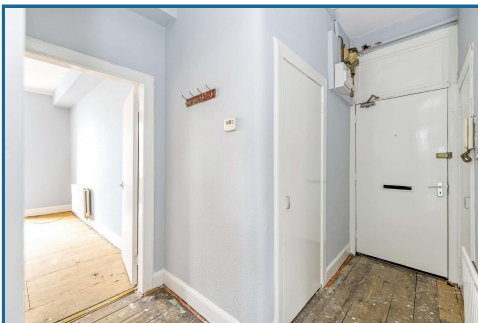
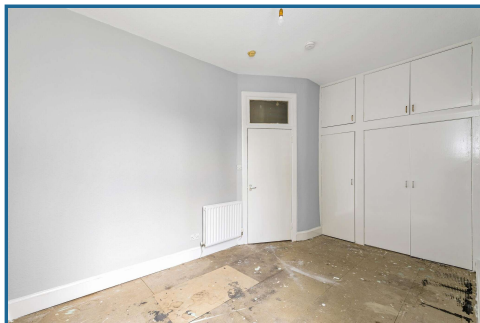
Council Tax Band

B





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
2 Castle Terrace,
Edinburgh EH1 2DP
Tel 0131 220 7122