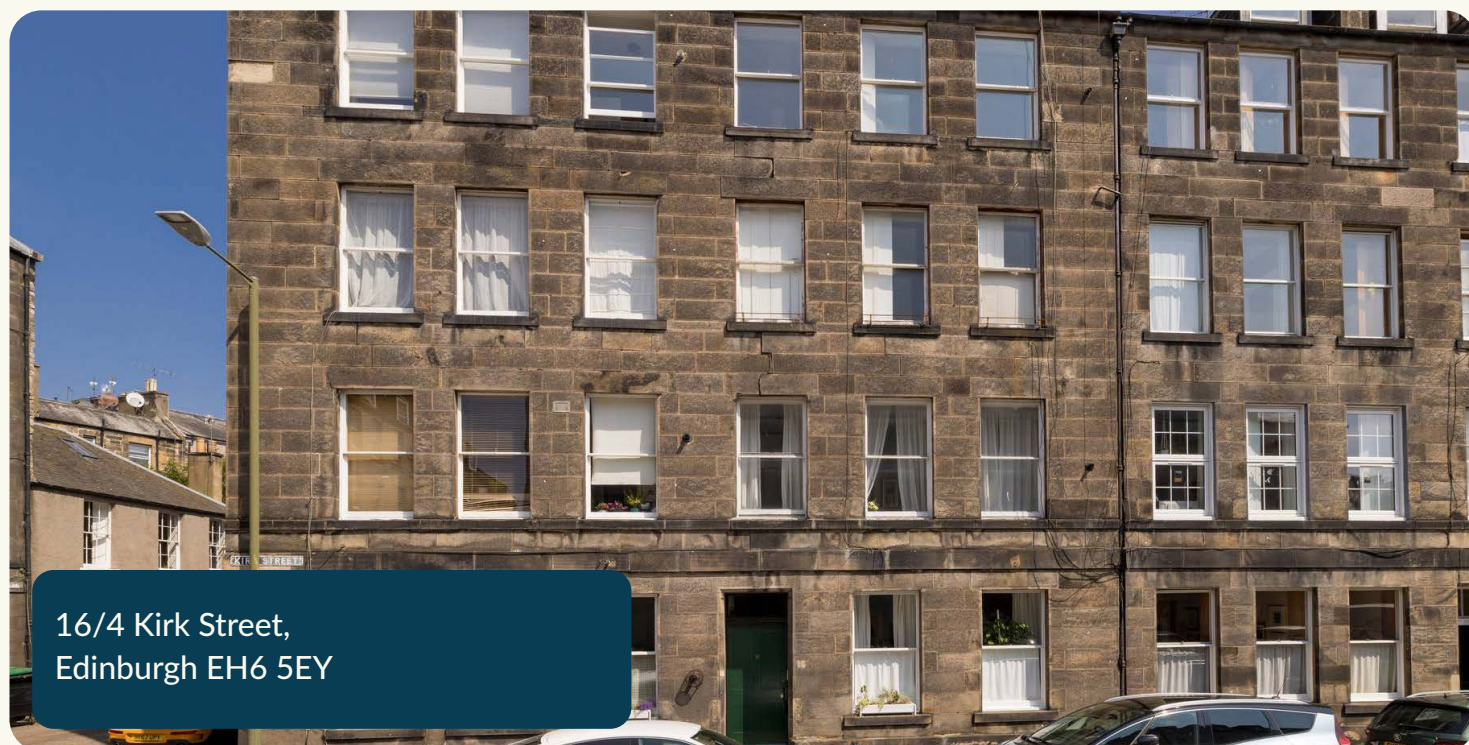




16/4 Kirk Street,
Edinburgh EH6 5EY



A charming first floor flat which retains superb original features and offers a lovely home in a sought after location

 2 Bed  1 Bath  1 Reception

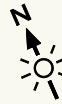
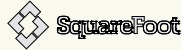
A charming first floor flat which retains superb original features, situated within a C listed traditional tenement in the sought after area of Leith, close to excellent amenities and within easy reach of the City Centre. This delightful property offers a lovely home which benefits from gas central heating and is ideally situated to take advantage of all the area has to offer, with the tram stop on Constitution Street only minutes away. In brief the accommodation comprises; hall with storage cupboard and utility cupboard housing the washing machine, elegant twin windowed sitting room with ornate cornicing, stripped wooden flooring and working shutters; open plan modern fully fitted kitchen, double bedroom with window to the rear and large built in wardrobe, second double bedroom with built in wardrobe, bathroom, and separate wc.

Features

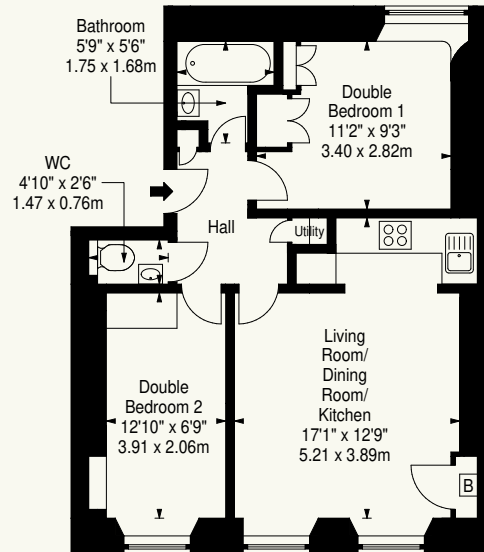
- Hall with utility cupboard
- Elegant twin windowed sitting room
- Open plan modern fully fitted kitchen
- Two double bedrooms with built in wardrobes
- Bathroom
- Separate wc
- Gas central heating
- Sash and case windows
- Residents permit parking
- EPC Rating C

Offers Over £220,000

Kirk Street,
Edinburgh, EH6 5EY



Approx. Gross Internal Area
515 Sq Ft - 47.84 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Leith, a historic port and once a separate Burgh, is now very much a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. Home to The Royal Yacht Britannia, there is a wonderful variety of trendy restaurants (including three Michelin starred restaurants), galleries, bars and bistros, all within walking distance, as is the popular Shore area. Leith Walk offers an eclectic mix of small specialty shops as well as a large branch of Tesco and Leith Farmers' Market (every Saturday) is the perfect place to pick up fresh local produce. The property is located close to the open expanse of Leith Links and there are also various local access points to the city's cycle

path network and the Water of Leith walkway. Also within easy reach are the designer shops on George Street, Harvey Nichols, John Lewis and the St James Quarter. The Omni Centre at the east end of Princes Street plays host to a multi screen cinema, a Nuffield Health Gym and Leisure Club and a number of eateries. The Playhouse Theatre is next door and is also surrounded by a range of restaurants. Princes Street and the city centre are readily accessible via regular public transport services which also serve many other parts of the city. The tram stop at Constitution Street offers direct, quick and easy access to Edinburgh Airport.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.