



Estate Agents and Solicitors

## 35 Halmyre Street, Edinburgh, EH6 8QE

Tastefully Presented Two-Bedroom, Main-Door, Corner-Aspect Ground-Floor Flat

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# Property Description

Light and tastefully presented, two-bedroom, main-door, corner-aspect ground-floor flat, forming part of a traditional stone-built tenement. Located in the popular and vibrant Leith and Easter Road areas, just north-east of Edinburgh city centre.

Comprises a vestibule, living/dining room, kitchen, two flexible bedrooms, and a bathroom.

An ideal city centre starter home, buy-to-let or holiday home, with furnishings included, ideally placed for connections throughout the city. With gas central heating, good storage including an exceptional basement space offering potential development subject to planning.

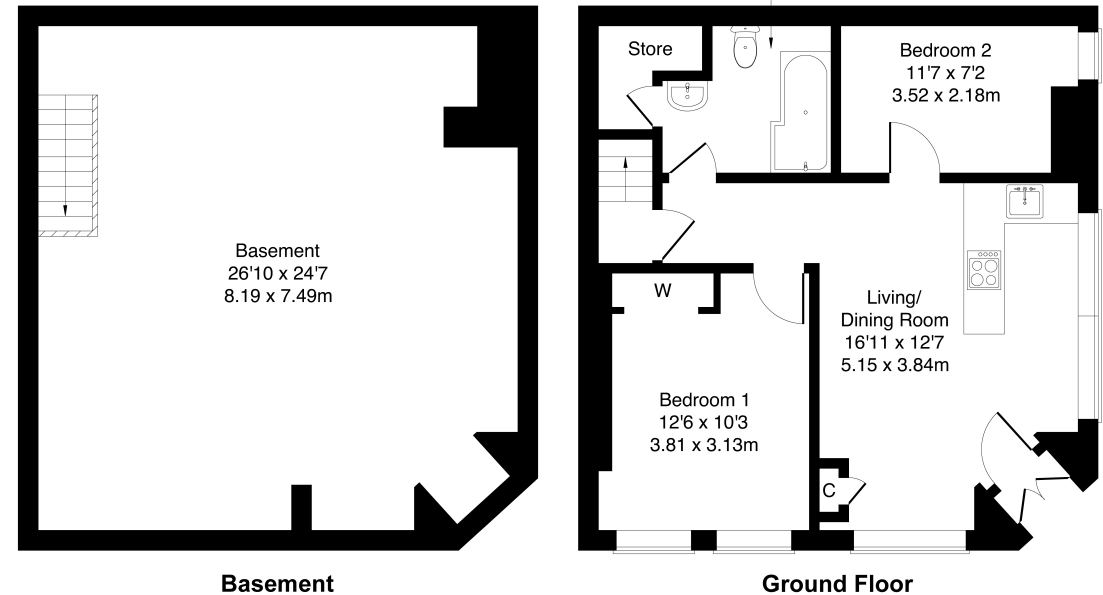
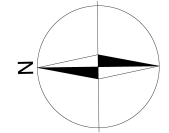
In addition, there are impressive tall windows, a recently fitted kitchen, a modern bathroom and contemporary flooring.

Welcoming you into the property, all rooms are easily accessible throughout, creating a seamless and functional living space. Leading into the living room, the space is finished with wood-effect flooring throughout, creating a warm and contemporary feel. The kitchen has been finished with modern flooring and wood-effect worktops with matching upstands, complemented by a stainless-steel sink with drainer, integrated oven and electric hob with canopy above, washing machine and fridge/freezer.

Both bedrooms have been finished with light and tasteful décor throughout, while offering ample space for additional freestanding furniture. Bedroom one further benefits from a built-in cupboard, providing additional storage. Completing the property is the family bathroom, comprising a modern three-piece suite with a shower over the bath and a ladder-style radiator. A set of stairs leads down to the basement, providing plenty of additional storage space.



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**Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.**

# Area Description

Leith is a vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide an array of high-street stores, eateries, gyms, and multi-

cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. The area is popular with families, benefiting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.







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