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Offers Over

£155,000

16/7 Chapel Lane

The Shore | Edinburgh | EH6 6SG

A bright and attractive first floor flat, forming part of a converted listed building, situated within the heart of the desirable Shore district of Leith. Close to an array of fantastic amenities and commuting links, the property will undoubtedly appeal to first-time buyers and young professionals.

-  1 Bedrooms
-  1 Public room
-  1 Bathroom
-  Lift/stair access
-  Permit parking
-  EPC Band - D
-  Council Tax Band - C



Description

The property in brief comprises; secure entry system, lift/ stair access, welcoming entrance hallway, generously reception room with ample space for living and dining furniture, bright fitted kitchen, well- proportioned double bedroom with built-in storage and modern shower room with white suite. Further benefits include electric heating with new heaters installed in 2024 and new water heater in 2025.

The building is managed by Above Board Factors and fees are payable of approximately £330 per quarter for buildings insurance and the upkeep of the communal areas plus £25 per month for the lift fund.

Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, washing machine and fridge.

Parking

Permit/metered parking can be found within the surrounding area.

Viewing

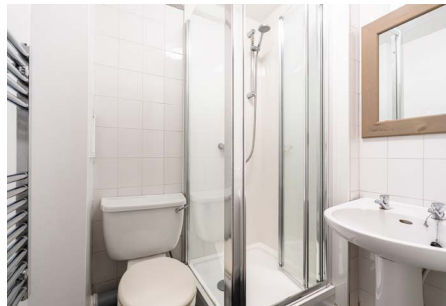
By appointment through Neilsons 0131 625 2222.





Location

Set in the heart of Leith's vibrant and cosmopolitan Shore district, the property is ideally placed to enjoy one of Edinburgh's most exciting neighbourhoods. The area offers an outstanding mix of independent cafés, stylish bars, acclaimed restaurants and local shops, with the waterfront and expansive green spaces of Leith Links close by. Ocean Terminal provides further shopping and leisure facilities, while excellent tram and bus connections make the city centre easily accessible. With the Water of Leith Walkway, Leith Links and a thriving food and social scene on the doorstep, The Shore offers an enviable lifestyle for first-time buyers looking to make the most of city living.





Approx. Gross Internal Floor Area 36 Sq M / 390 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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