



Elegant B-Listed Georgian two-bedroom flat overlooking Leith Links



A truly charming two-bedroom B-Listed Georgian, elevated ground floor flat, beautifully positioned on the edge of the ever-popular Leith Links and enjoying lovely views across the open green space. Combining elegant period architecture with stylish contemporary enhancements, this exceptional home offers generously proportioned accommodation, beautiful original detailing and an enviable location. The sense of grandeur begins in the entrance vestibule, with its attractive tiled floor, the beautifully preserved communal stair with ornate cornicing and an impressive cupola. At the heart of the property is the magnificent dining lounge, an elegant and exceptionally spacious room that perfectly showcases the character of this fine Georgian building. Beautiful, panelled walls are complemented by twin windows with working shutters, intricate cornicing and two decorative ceiling roses. A handsome marble fireplace with a working gas fire provides an impressive focal point, while the warmth of bamboo flooring adds a contemporary note. The kitchen, stylishly upgraded in 2025, provides a superb contrast to the traditional detailing elsewhere in the property. Contemporary green cabinetry is complemented by quality appliances, a sleek composite worktop and matching splashback, while striking floor tiles add a distinctive finishing touch. A useful cupboard provides additional storage, creating a kitchen that is as practical as it is attractive. The principal double bedroom is a lovely, peaceful retreat, retaining period character and featuring bamboo flooring. The second double bedroom is situated down steps to the lower level, offering a degree of separation and privacy. A rear-facing window provides natural light, while useful under-stair storage makes excellent use of the space. The stylish bathroom has been thoughtfully finished with a bath and separate walk-in shower with a rain shower, contemporary vanity unit and mirrored cabinet with integrated lighting. Attractive wall panelling and feature vinyl flooring complete the sophisticated look. There is excellent storage throughout, including useful under-stair storage, a private store on the lower level and additional communal storage. Outside, the property enjoys access to communal gardens to both the front and rear. The front garden is particularly inviting, providing a delightful spot to sit and enjoy a morning coffee while taking in the surroundings.

Key Features

Communal entrance vestibule and stair

Hallway

Dining lounge

Kitchen

Two double bedrooms

Bathroom

Partial double glazing and single glazing and gas central heating

Private store and communal store on lower ground level

Permit parking



Leith Links

Set in the heart of Leith, Leith Links offers an exceptional blend of open green space and rich heritage, creating a truly desirable setting for modern living. This expansive park is characterised by wide, tree-lined avenues, mature greenery, and generous open fields, providing the perfect backdrop for outdoor leisure, from morning runs to relaxed weekend picnics. Steeped in history as one of Scotland's earliest golfing grounds, the Links today serves as a vibrant community hub, hosting local events and offering excellent recreational facilities including sports pitches, tennis courts, and children's play areas. Surrounded by attractive period architecture and situated within the dynamic and ever-popular Leith neighbourhood, with a vast choice of shops, cafes and restaurants, the area combines a strong sense of community with easy access to Edinburgh's city centre, (by tram or bus) making it an ideal location for both families and professionals seeking a balance of tranquillity and urban convenience.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, microwave, washing machine, dishwasher are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£380,000

EPC Rating

D

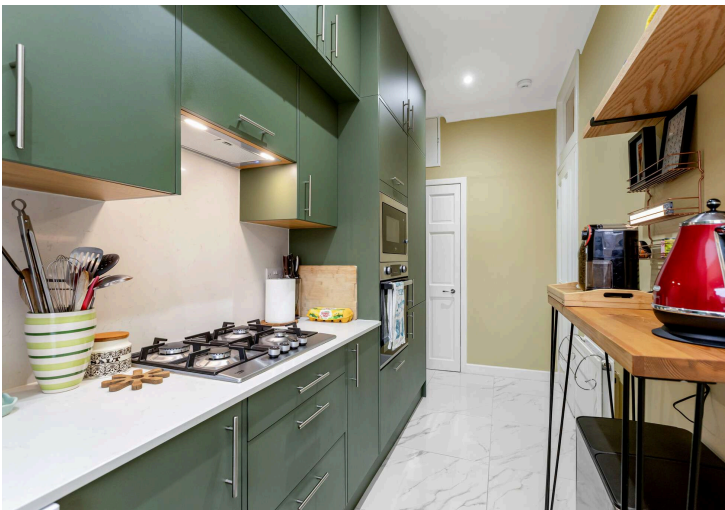
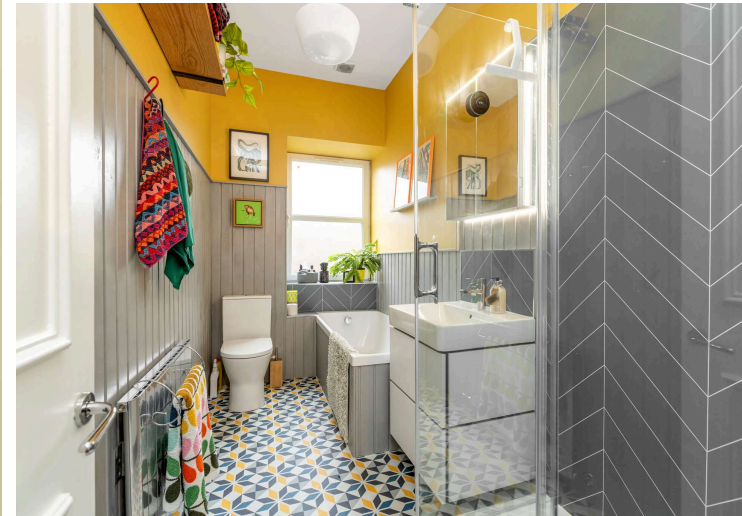
Tenure

Freehold

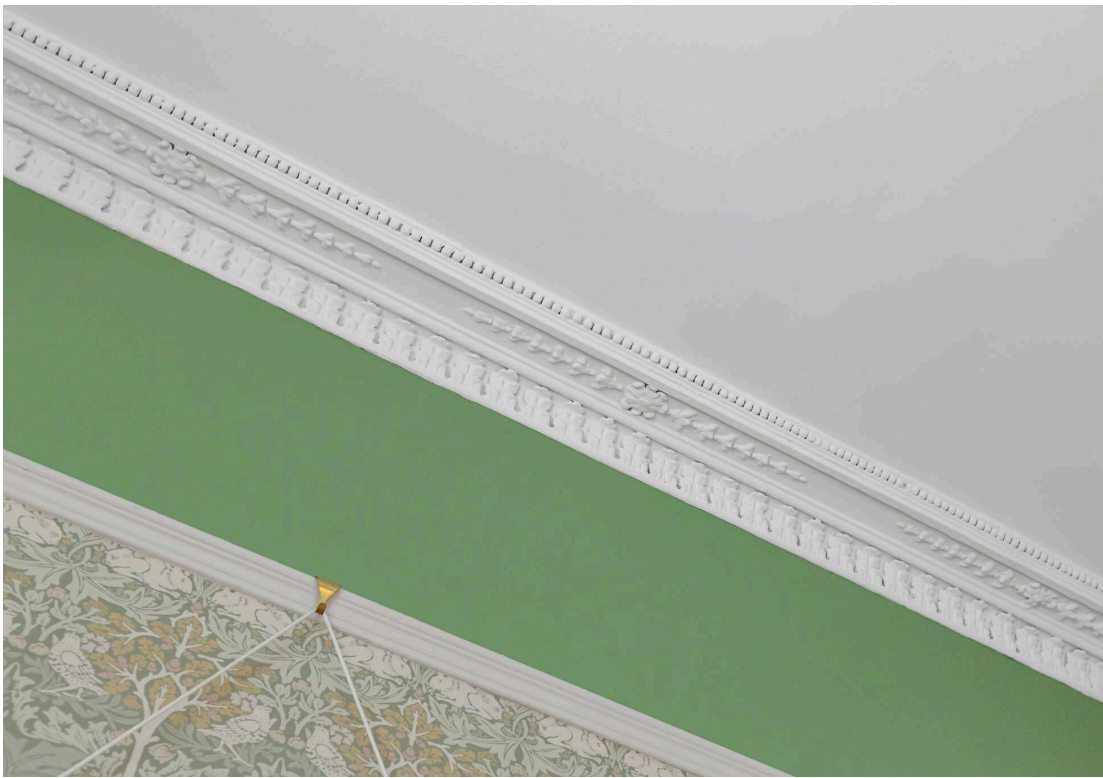




"Combining elegant period architecture with stylish contemporary enhancements"









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.



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