



RALPH SAYER
SOLICITORS & ESTATE AGENTS

4/4 Bangor Road
Leith, Edinburgh, EH6 5RS

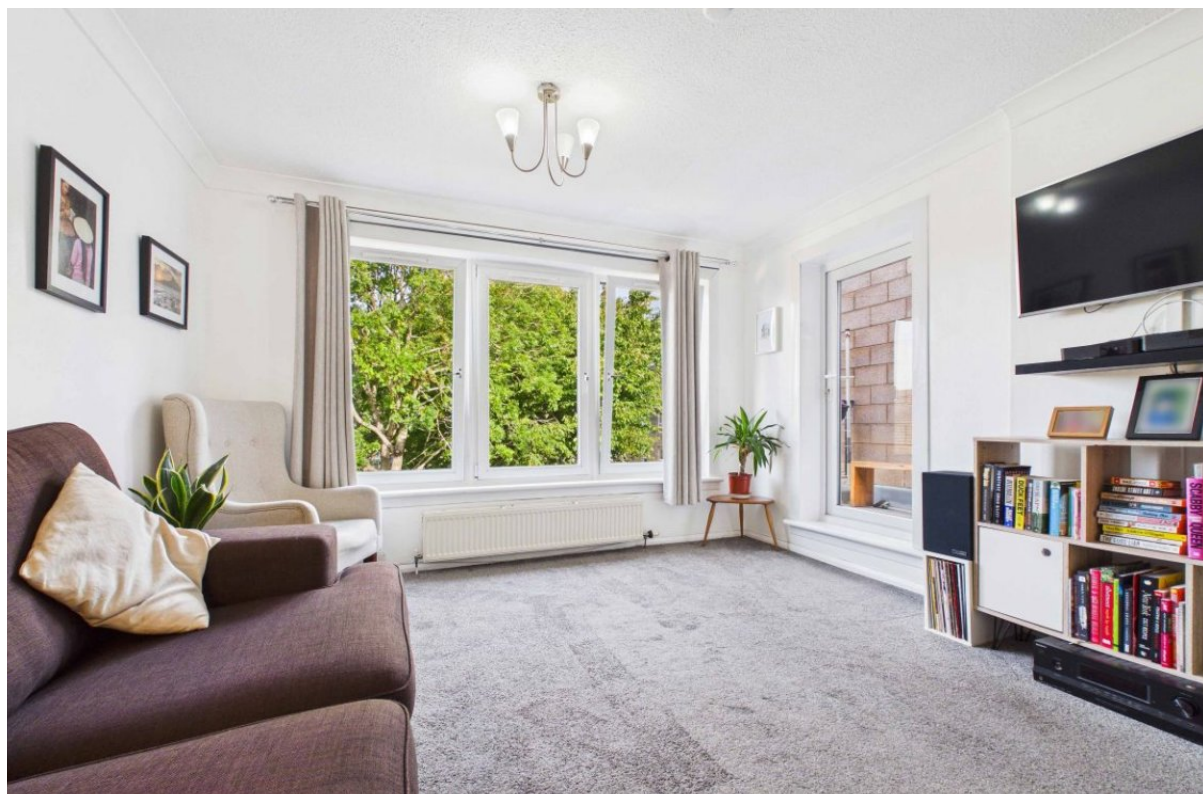
4/4 Bangor Road

Set within a quiet stair of just four homes in vibrant Leith, this modern first-floor duplex offering a distinctive two-level layout and excellent city connectivity. The bright living room opens onto a private balcony overlooking well-kept communal gardens, creating a lovely spot to unwind above the greenery. A dining kitchen with fitted units, two comfortable bedrooms and a family bathroom with overhead shower provide well-planned accommodation, while excellent storage and internal access to roof space add valuable practicality. Ideally positioned for Leith Walk, The Shore and Ocean Terminal, the property is surrounded by independent shops, cafés, restaurants and everyday amenities. Frequent bus and tram services provide easy connections to Edinburgh city centre, Waverley Station and Edinburgh Airport. On-street parking completes this appealing home.

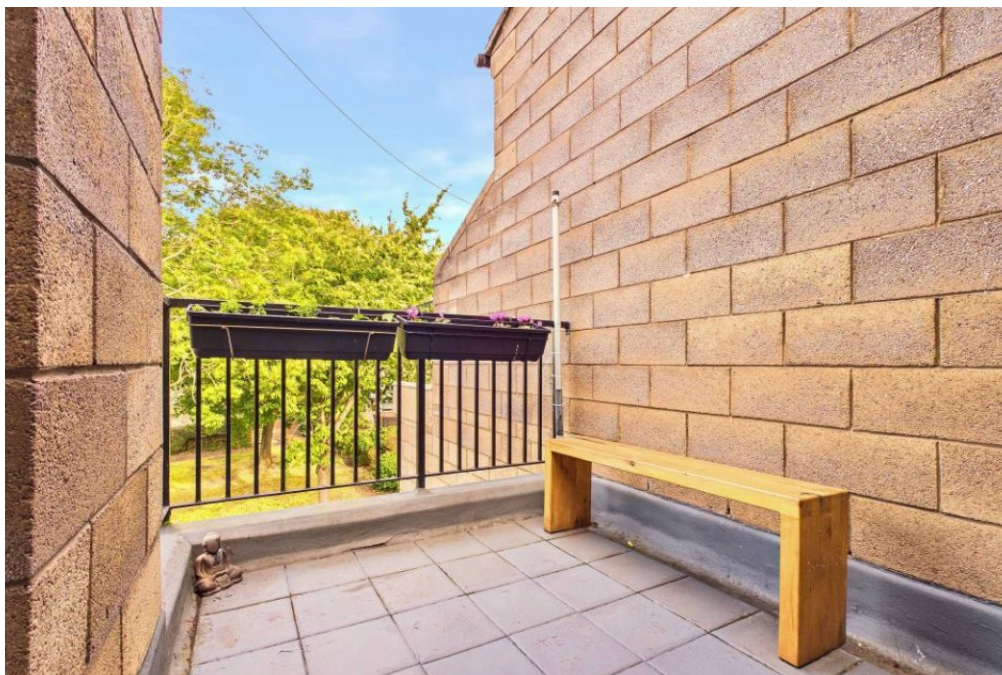
Extras: All fitted floor and window coverings, light fittings, fridge/freezer, washer/dryer and dishwasher are included.

Features

- Modern first-floor duplex flat in Leith
- Small, quiet stair of just four flats
- Close to local amenities, bus and tram links
- Bright living room with private balcony
- Leafy outlook over the well-kept communal garden
- Dining kitchen with fitted units
- Two comfortable bedrooms
- Family bathroom with overhead shower
- Excellent storage and internal roof-space access
- Gas central heating and double glazing



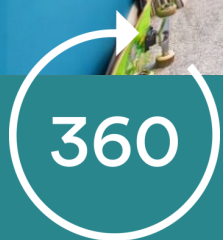




Private balcony with
seating space and leafy
garden views







[Click here
for a virtual tour](#)



Leith, Edinburgh

Historic Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants.

There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema.

Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants.

Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym.

Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.

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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Council Tax Band:
B

EPC Band:
C

Home Report Value:
£255000