

COULTERS[©]

30 CORNHILL TERRACE

LEITH LINKS, EDINBURGH, EH6 8EL

4 BED 1 BATH 1 PUBLIC



TAKE A LOOK INSIDE

Set within a handsome stone-built terrace of Victorian homes, this beautifully presented double upper villa enjoys an enviable position close to Leith Links. The property has been carefully upgraded by the current owner, thoughtfully combining its period character with a contemporary aesthetic to create a stylish and welcoming family home. The property is entered through a smart double storm door, with the original terrazzo-tiled entrance hall and stair leading to the first floor. The light-filled bay-windowed sitting room is a particularly appealing space, with beautiful decorative cornicing and herringbone-pattern hardwood flooring adding to its character and sense of warmth. A log-burning stove provides a lovely focal point, creating a comfortable setting in which to relax and unwind.

KEY FEATURES



Elegant, well presented & lovingly upgraded double upper.



Four delightful double bedrooms.



South facing private garden to the rear.



Unrestricted on street parking.



A short walk from the green open spaces of Leith Links.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - E



The stylish modern kitchen features sleek, handle-less cabinetry and a range of Neff appliances, including a five-ring gas hob, Slide&Hide oven and fridge/freezer. There is ample space for a dining table and chairs, creating a sociable area for everyday family life.

A practical utility room lies directly off the kitchen and houses the Bosch dishwasher and washing machine, along with the Worcester boiler.

Also on this floor is the principal bedroom, which enjoys a pleasant outlook over the rear gardens, together with the adjacent elegant bathroom, fitted with a bath with rainfall shower over, WC, wash hand basin and heated towel rail. Bedroom four is currently used as a generous home office and music room, offering excellent flexibility.





CONTINUED...

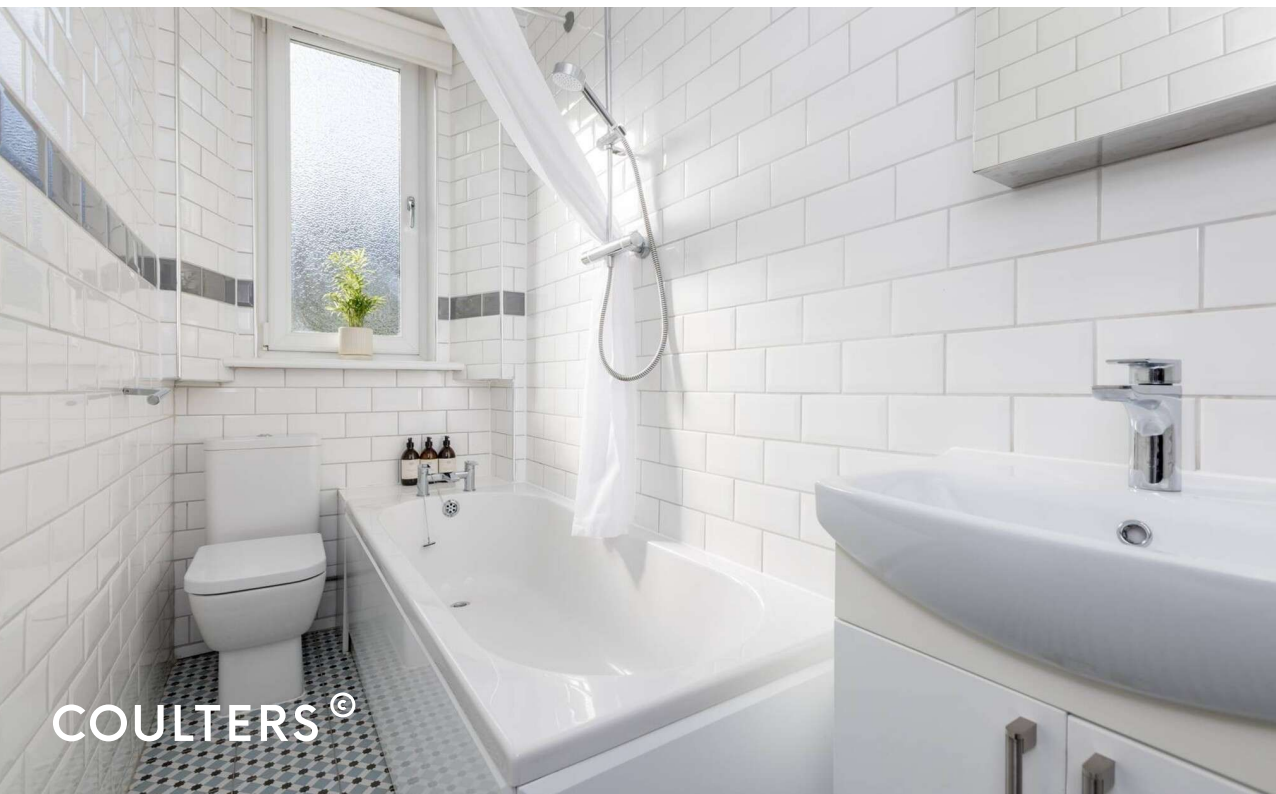
Upstairs, there are two further double bedrooms, both benefiting from excellent natural light through Velux windows and offering lovely views of the sky above. The windows also provide the opportunity for some enjoyable star gazing at night.

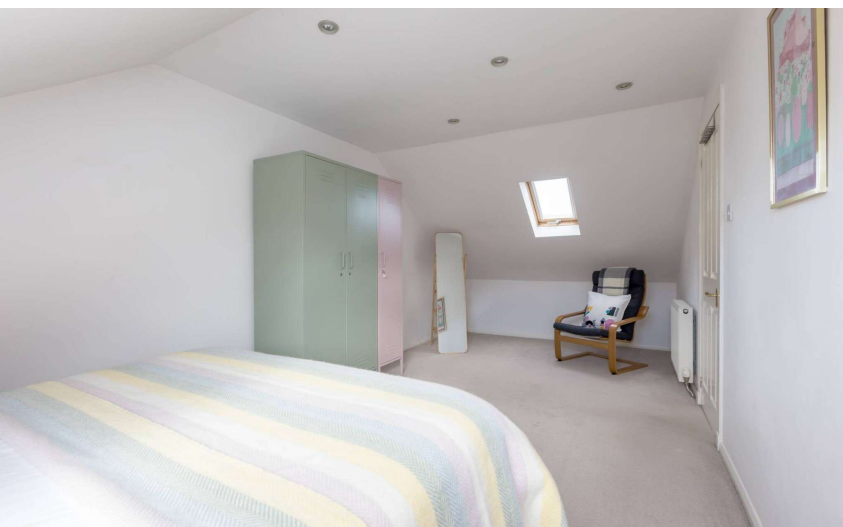
A separate dressing room provides useful additional storage.

The property further benefits from gas central heating and double glazing.

To the rear, the south-facing private garden is mainly laid with low-maintenance stone chippings, together with a patio area providing an ideal spot to enjoy the afternoon sun. Unrestricted on-street parking is available nearby.

With its beautiful period features, sophisticated modern décor and south-facing private garden, this bright and beautifully presented four-bedroom double upper offers a highly appealing family home.









THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams.

Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts. The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars.

Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk.

Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre, to Waverley train station and onwards to Edinburgh Airport.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

Some additional items may be available by separate negotiation.



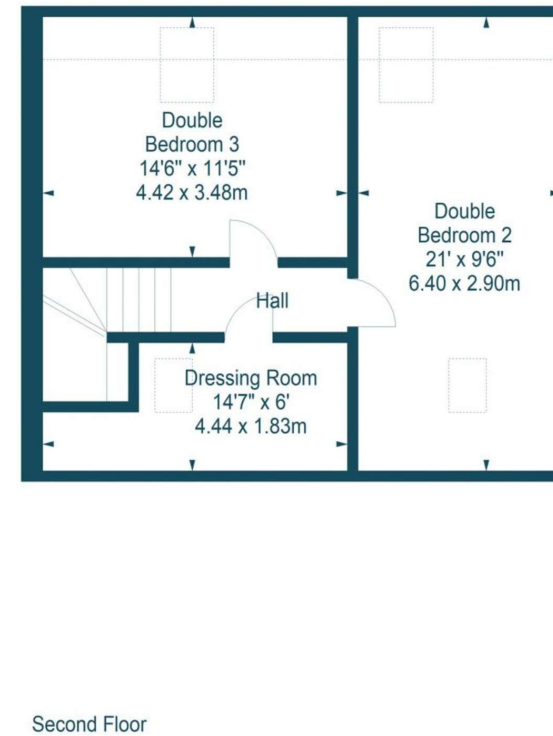
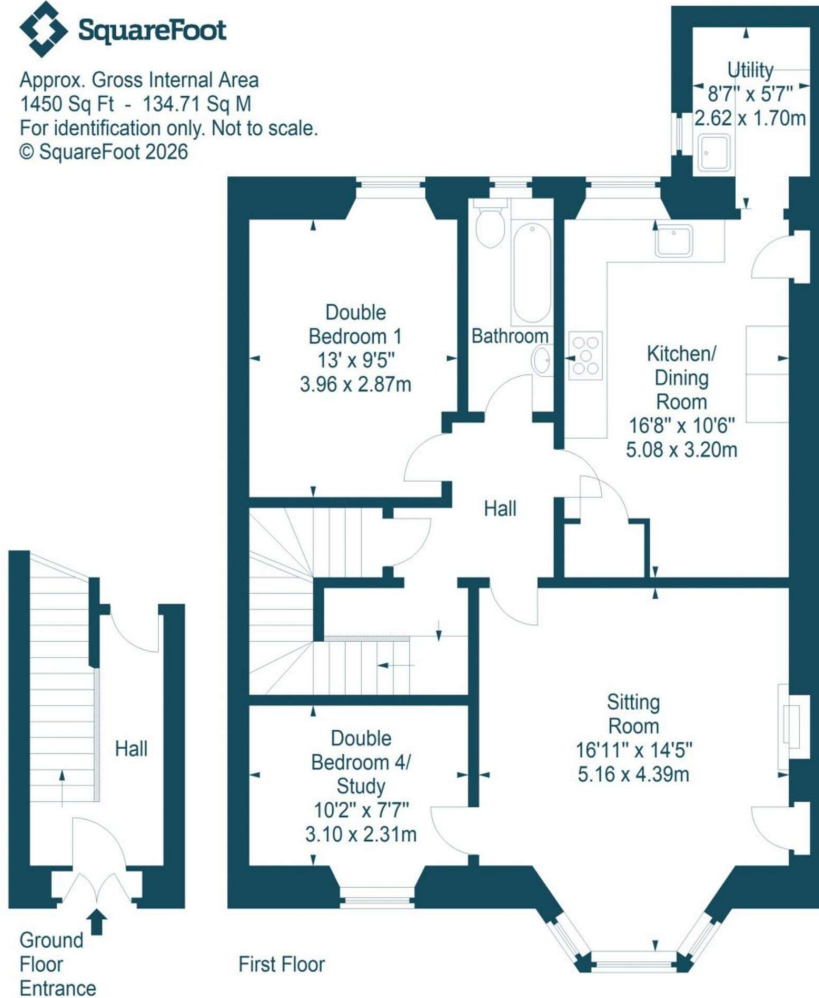
COULTERS[©]

HOME REPORT VALUATION: £490,000

Cornhill Terrace,
Edinburgh,
Midlothian, EH6 8EL



Approx. Gross Internal Area
1450 Sq Ft - 134.71 Sq M
For identification only. Not to scale.
© SquareFoot 2026



GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.