



5 Balfour Street

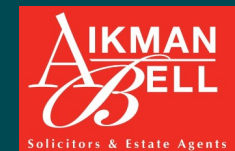
Edinburgh, EH6 5BY

Offers Over £175,000

An Attractive Main-Door Flat
Offering Well Proportioned
Accommodation And Super
Convenience For Accessing The
Diverse Shops, Services &
Transport Links Of Leith Walk

Key Features

- Entrance Vestibule
- Living Room
- Double Bedroom
- Kitchen
- Bathroom
- Central Hall
- Generous Storage
- Gas Central Heating
- Double Glazing
- Neutral Decor



 www.aikmanbell.co.uk
 0131 661 0015 OR 07771 757 911
 admin@aikmanbell.co.uk



One of Edinburgh's most dynamic and well-connected neighbourhoods. Ideal for anyone seeking city life on their doorstep without sacrificing community spirit.

Leith Walk is lined with independent cafés, restaurants, bars, and everyday essentials, including Tesco Express, Lidl, and Co-op, plus gyms and specialty shops that make daily life easy and enjoyable.

Balfour Street itself is a wide, tree-lined residential street with Pilrig Park at one end, adding a calm, neighbourhood feel despite the area's energy. A tram stop near the junction of Leith Walk offers great convenience for travel into and out of town.

The area buzzes with culture: the Edinburgh Playhouse is a short walk away, while The Shore and wider Leith offer bistros, bars, and Michelin-starred restaurants alongside Ocean Terminal's shopping and leisure.

Exceptionally well served by public transport, with trams and frequent buses to the city centre and beyond, plus residents' permit parking on Balfour Street.

A neighbourhood that blends cultural interest with everyday convenience appealing to a wide range of buyers.

An attractive dual-aspect main-door flat, offering well-proportioned accommodation, generous storage and a particularly convenient location for enjoying the many amenities and excellent transport links of Leith Walk.

Presented in neutral-toned décor with fitted floor coverings throughout, the property is ready for immediate occupation and will appeal to first-time buyers, investors, and purchasers looking for a readily accessible home close to a vibrant range of shops, cafés, restaurants and everyday services.

The accommodation begins with an entrance vestibule, leading into a welcoming **living room**. Twin windows provide plenty of natural light and offer an outlook towards Leith Walk and the café terrace opposite, creating an appealing sense of the lively European-style social atmosphere associated with the area.

The peaceful **double bedroom** enjoys a leafy rear outlook and benefits from an integrated walk-in cupboard/wardrobe, together with a second spacious cupboard. The fitted **kitchen** provides ample storage and worktop space, and includes a washing machine, fridge-freezer and electric cooker.

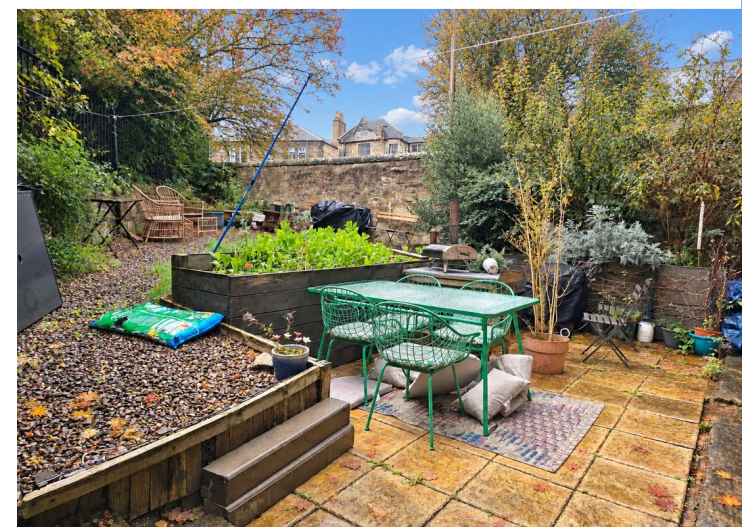
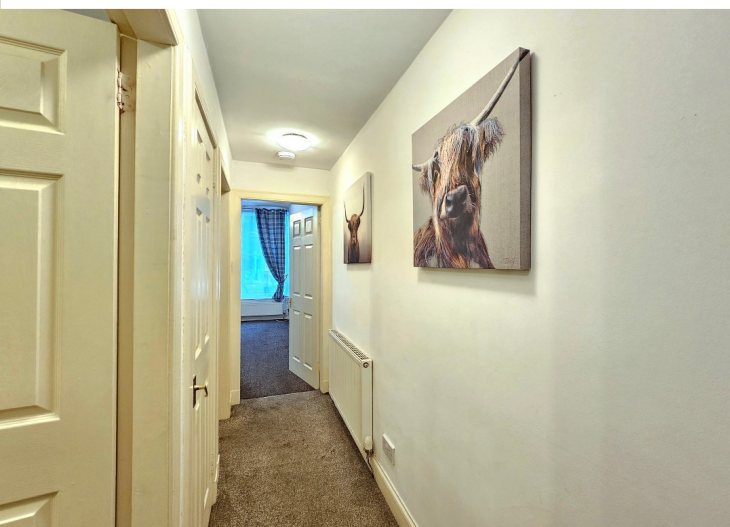
The **bathroom** is fitted with modern white sanitaryware and features a mixer shower over the bath. Wall tiling has been provided to the wet areas, complemented by contrasting floor tiling.

A central **hallway** provides useful additional integral **storage**. Further benefits include gas central heating, served by a Worcester Bosch combi boiler with approximately seven years remaining on its transferable warranty, together with double-glazed sash-and-case-style windows offering enhanced heat and sound insulation.

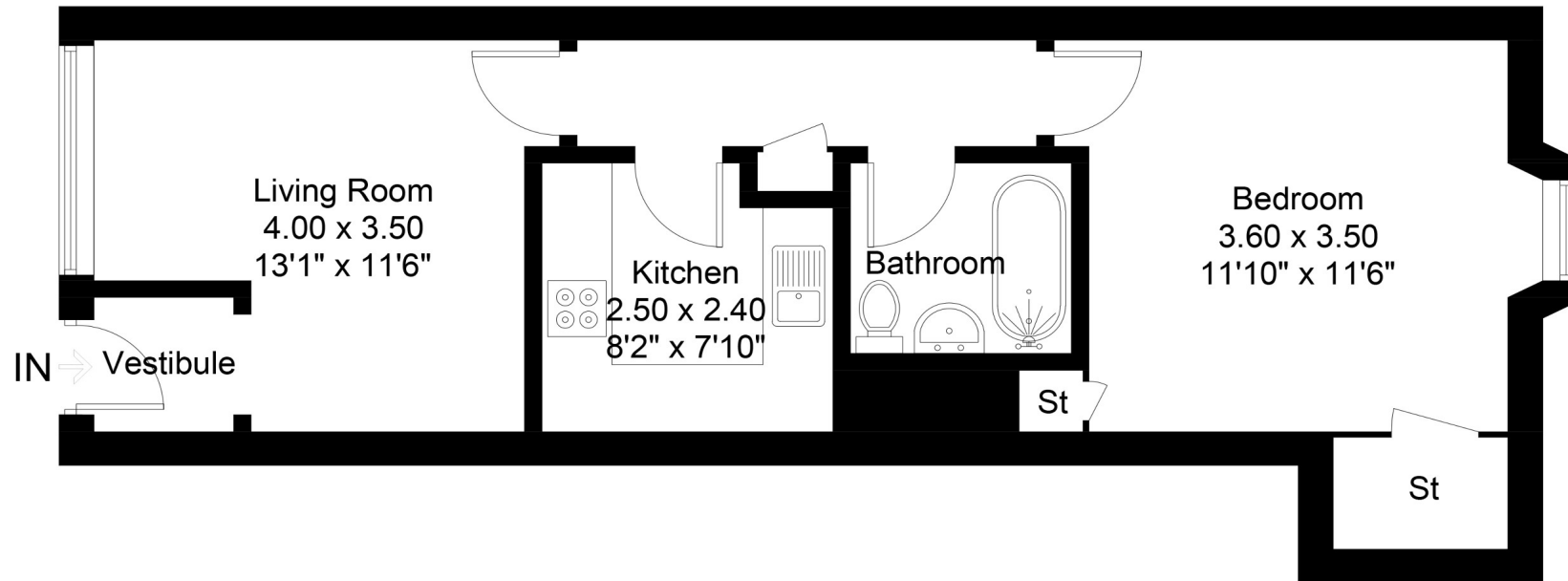
Externally, there is an attractive, shared rear garden, plus resident's and zone parking close at hand in Balfour Street.

Council Tax: A Energy rating: D Internal Area: 44.sq.m.





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Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point.
Not to scale.

Floor Plans