NEILSONS

Solicitors & Estate Agents



Offers Over

£48,750

26/5 Fleming Place

Craigentinny | Edinburgh | EH7 6GY

Neilsons are delighted to offer to the market this excellent opportunity to acquire a 25% shared ownership second-floor flat, forming part of a modern development in the popular residential area of Craigentinny. Ideally positioned close to a wide range of local amenities and convenient transport links, the property would make an ideal purchase for first-time buyers looking to take their first step onto the property ladder.

The remaining 75% share is owned by Wheatley Homes East, and prospective purchasers will be required to meet their eligibility criteria in order to proceed with the purchase. At the time of writing, the monthly occupancy charge payable to Wheatley Homes East is £403.06. This includes the upkeep and maintenance of the development and buildings insurance.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Residents Parking
- Communal Gardens
- EPC Rating – B
- Council Tax Band - D



Description

The accommodation briefly comprises; a welcoming entrance hallway with secure entry system and ample storage, leading to a light and airy reception room with access to a sunny balcony. The modern fitted kitchen is equipped with a range of wall and base-mounted units, complemented by splashback tiling. There are two well-proportioned double bedrooms, both benefiting from built-in storage and large windows which allow for an abundance of natural light. Completing the accommodation is a contemporary bathroom, refreshed in June 2026 with a new bath, wash hand basin, shower and wall panels. Further benefits include gas central heating, with a new boiler installed in 2021, and double glazing.





Extras

All fitted floor coverings, blinds and curtain poles will be included in the sale together with the hob, oven, fridge/ freezer and washing machine.The washing machine was replaced in February 2026 and carries a retailers warranty until February 2028.

Gardens & Parking

The property benefits from ample residents' and visitors' parking within the modern development. There is also a private balcony, providing an ideal spot to enjoy the outdoors, together with a shared drying green to the rear, incorporating lawn and patio areas along with secure bike storage.

Viewing

By appointment through Neilsons (0131 625 2222).







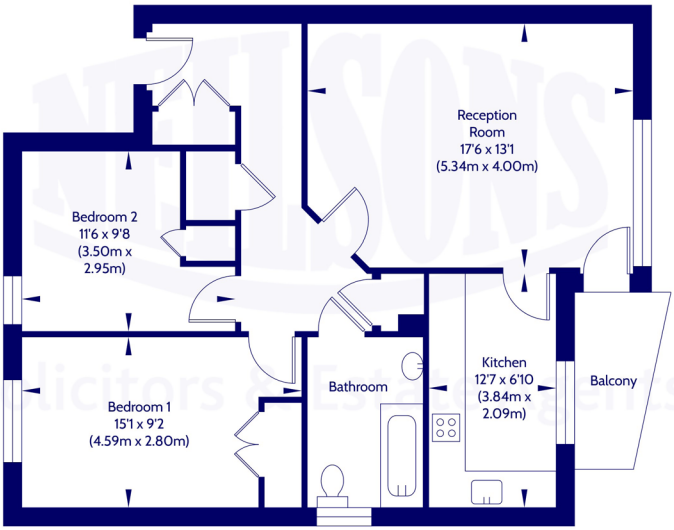


Location

Craigentinny is a popular residential area located to the east of Edinburgh. There are good local shopping facilities and schooling for all ages including Hermitage Park Primary School and Leith Academy. Regular bus services provide access to most parts of the City. Close by is Seafield Retail park with a Lidl, Starbucks and McDonald's. Also near by is Meadowbank Retail Park and the shops at Portobello High Street, while a little further afield is Asda at The Jewel and Fort Kinnaird with its selection of High Street stores. Access to Edinburgh City Centre is found on all the major bus routes with the Ocean Terminal and the fashionable Shore area of Edinburgh also within easy reach. Craigentinny Golf Course, Leith Links and the Leith - Portobello cycle path are all close by.

Approx. Gross Internal Floor Area 70 Sq M / 755 Sq Ft.

2nd 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.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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