

# 19 (PF1) Balfour Street, Leith, Edinburgh, EH6 5DG

1 1 1 46m²

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# Spacious Ground Floor Flat set in popular residential development

- One bedroom, ground floor flat
- Bright and airy, open plan lounge/ kitchen
- Spacious double bedroom with cupboards
- Shower room with WC and wash hand basin
- Double glazing. Gas central heating
- Communal garden to rear and residents, permit on-street parking.

## Description

Enjoying a bright aspect, the generously proportioned interior offers accommodation comprising entrance hall, open plan lounge/fitted kitchen, comfortable double bedroom with fitted wardrobe, bathroom with three piece white suite. A superb starter home with the benefit of gas central heating, double glazing and useful storage. An entry phone system provides security to the mutual stairway which in turn gives access to a rear shared drying area. Residents' zoned parking











## Location

Leith is ideally located for easy access to the finest amenities of the city centre while offering an abundance of local convenience shopping on Leith Walk. Many cafes, bars and restaurants are in the vicinity, as well as excellent leisure facilities including health clubs, swimming pool, close by Pilrig Park, Playhouse Theatre and Omni Centre with multi-screen cinema. The Water of Leith Walkway also offers scenic walks and cycling opportunities. While the property enjoys an excellent location it is also convenient to a frequent and effective public transport service operating to many parts of the city including the tram system operating between Newhaven and Edinburgh Airport. The city bypass and main motorway networks are also within easy reach.

## Garden/Garage

Communal Garden to the rear of the property.



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## Note

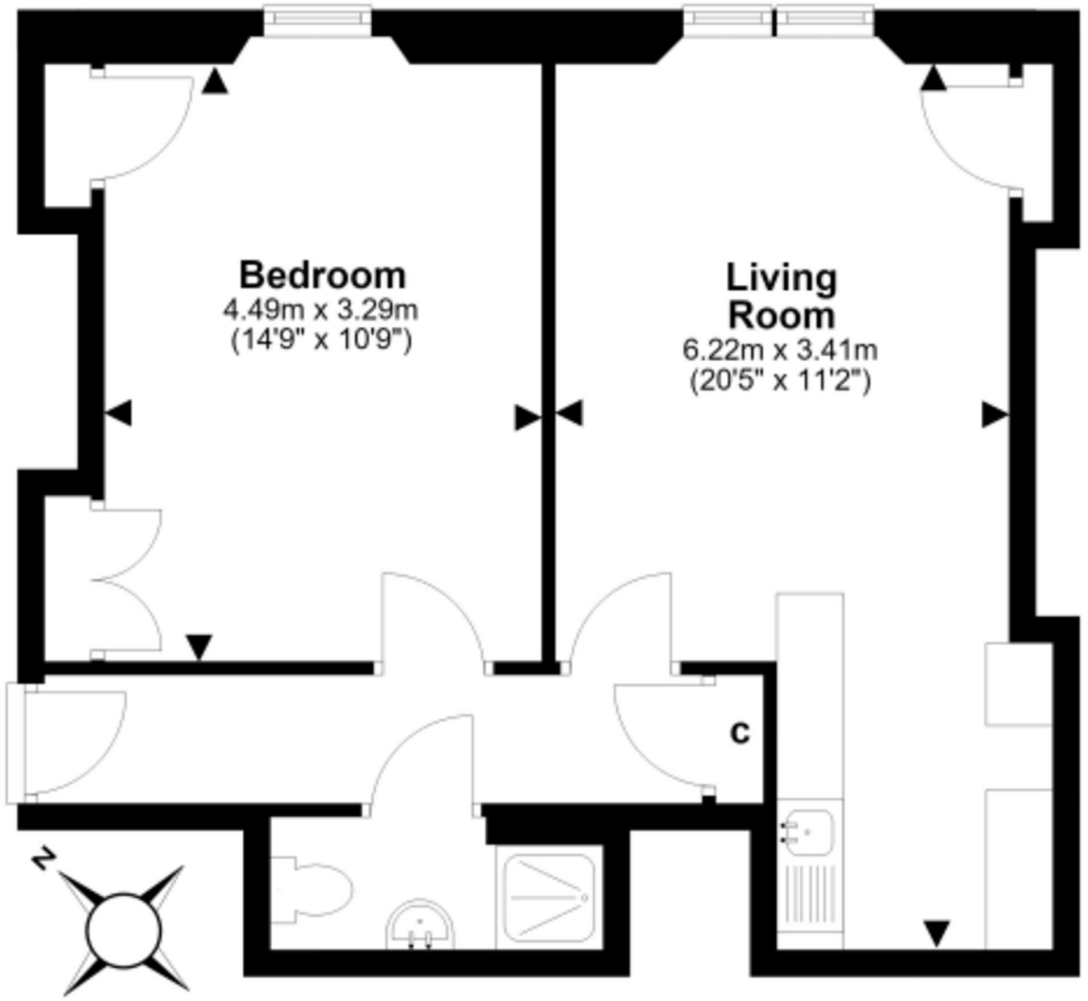
The property is sold as seen and no warranties will be provided. The gas is capped and this will be the responsibility of the Purchaser to arrange for the gas to be uncapped. As of February 2022, the law in respect of Smoke/Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

## Price and Viewing

For price and viewing information or further details on this property please contact agents on 0131 220 7122

EPC - C
Council Tax Band - B
HR Value - £155,000

espc CHARTERED FIRM




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.

## Speak to one of our experts today

tcyoung.co.uk

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Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken at the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.