







253/2 Leith Walk

Edinburgh, EH6 8NY

A

"253/2 Leith Walk is a well presented first floor flat situated within walking distance of Edinburgh City Centre"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING/DINING/KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- SEPARATE W.C.
- ELECTRIC HEATING
- DOUBLE GLAZING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS













LOCATION

Leith Walk is one of Edinburgh's most dynamic and well-connected thoroughfares, linking the City Centre with the vibrant waterfront of Leith. The area offers an exceptional range of amenities on the doorstep, including independent cafés, bars, restaurants, supermarkets, and local retailers, creating a lively and convenient urban lifestyle. Excellent transport links are available with frequent bus services running along Leith Walk, providing quick access into the City Centre, Waverley Station, and beyond. The new tram line also offers direct connectivity to Edinburgh Airport, making the location ideal for both commuters and frequent travellers. Nearby attractions include the popular St James Quarter, Calton Hill, and the historic Old Town, while the Shore area of Leith is just a short distance away, renowned for its waterfront dining and cultural scene. Residents are also within easy reach of green spaces such as Leith Links and Holyrood Park, offering a balance of city living with access to outdoor recreation.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

DESCRIPTION

253/2 Leith Walk is a well presented first floor flat situated within the popular and vibrant Leith Walk district of the City within walking distance of Edinburgh City Centre and amenities on your doorstep.

Accommodation comprises: secure door entry; welcoming hall with excellent storage cupboard; bright and spacious living/dining/kitchen with modern fitted units and appliances; attractive and spacious double bedroom with built in wardrobes; further double bedroom; shower room and separate WC.

Further benefits include electric heating and double glazing

EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a FREE no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.





Leith Walk,
Edinburgh,
Midlothian, EH6 8NY

SquareFoot

Approx. Gross Internal Area
524 Sq Ft - 48.68 Sq M
For identification only. Not to scale.
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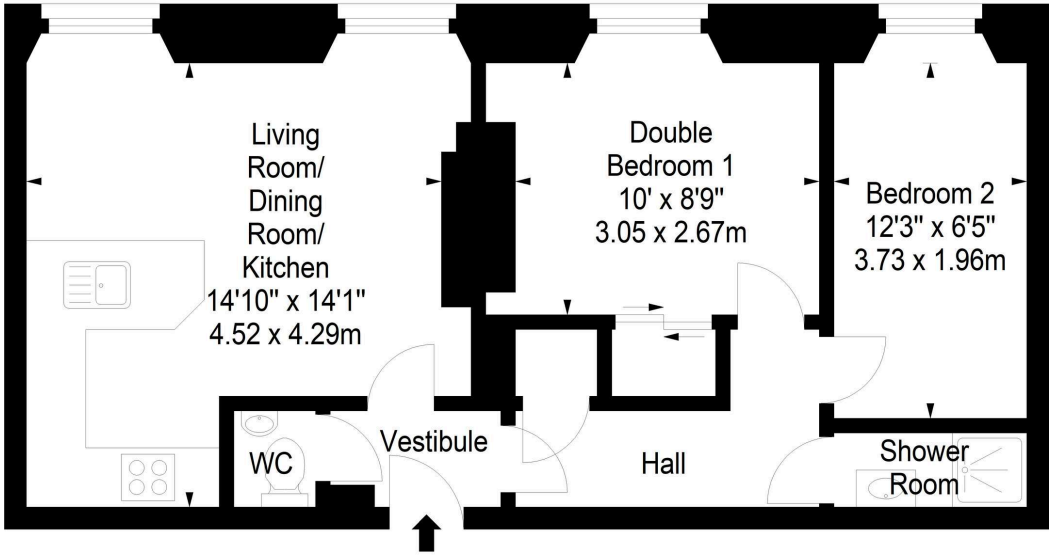

First Floor

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