



1f2, 33 Balfour Street, Edinburgh, EH6 5DQ

One-Bedroom, Corner Aspect First-Floor Flat, Forms Part of Traditional Stone-Built Tenement

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] find your happy Zoopla

Property Description

A super development opportunity, this one-bedroom, corner aspect first-floor flat, forms part of a traditional stone-built tenement. Close to the open green spaces of Pilrig Park, on a leafy side street, in the Pilrig area, just north of Edinburgh city centre.

Comprises an entrance hallway, a living room, a kitchen, a double bedroom, a box room, and a bathroom.

This period property, which requires refurbishment, features superb natural light, tall ceilings, cornice work, and generous room sizes.

Offering a flexible scope for creating an ideal city centre residence, there is also gas central heating and double glazing. Externally, there is a secluded shared garden to the rear, and ample zoned street parking to the front, with the vibrant Leith Walk offering a wealth of transport options.

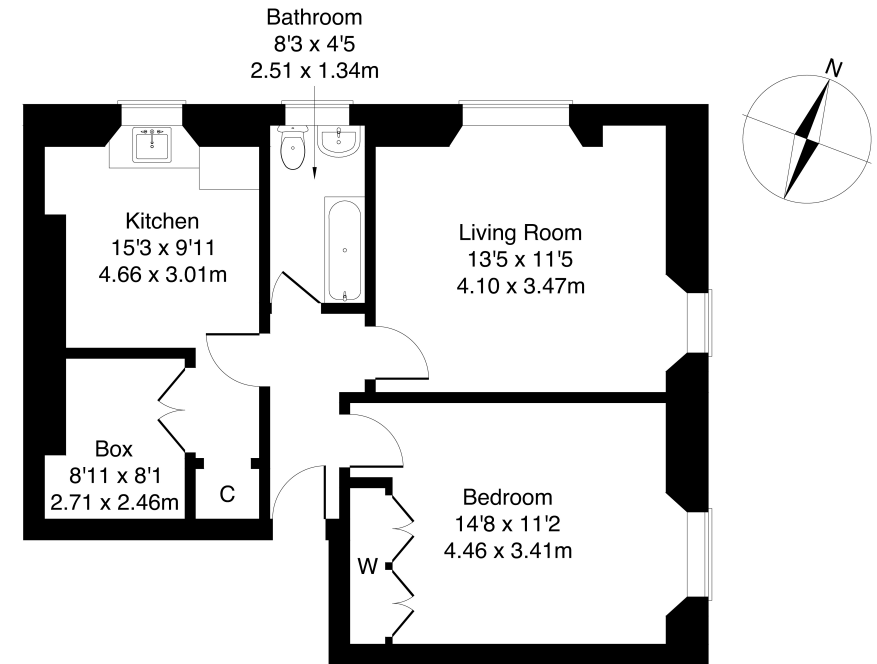
The hall gives access to all the main rooms and features a secured entry handset, cornice work, and pendant light fittings. A good-sized lounge takes advantage of the corner aspect with dual-aspect natural light, an open-shelved press cupboard, and cornice work. A bright, flexible kitchen has been partitioned with a simple stud wall to create the box/store room, offering easy potential to create a spacious dining/kitchen, or a single public room for a two-bedroom configuration - subject to planning.

A spacious double bedroom currently has fitted units along the rear wall and includes cornice work and a pendant light fitting. The bright bathroom has a modern suite, with a shower head fitting for the bath, and a tiled splash wall.



1F2 33 Balfour Street, Edinburgh, EH6 5DQ

Approximate Gross Internal Area: (592 sq ft - 55 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Pilrig is a sought-after residential neighbourhood located just north of Edinburgh's city centre, nestled between the vibrant districts of Leith and Bonnington. The area is well-served with a range of amenities, including boutique shops, charming cafes, lively bars, and a variety of eateries. Leith Walk, a short distance away, offers an abundance of convenience stores, specialist shops, and supermarkets to meet everyday needs. The recently refurbished St James Quarter is within walking distance, providing a diverse selection of high-street retailers and dining options. For those who enjoy fine dining, the Shore area is renowned for its cosmopolitan collection of bars, bistros, and Michelin-starred restaurants.

Additionally, both the Omni Centre and Ocean Terminal complex offer a variety of restaurants, fitness centres, and multi-screen cinemas. Outdoor enthusiasts will appreciate the nearby green spaces, including the expansive Leith Links, Pilrig Park, and the scenic Water of Leith. The area is also home to several nurseries, primary, and secondary schools, making it a great choice for families. Transport links are excellent, with easy access to the A199 and A900, frequent bus services along Leith Walk, and the newly extended tram line connecting Edinburgh Airport to Newhaven.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.