



16/13 Balfour Place, Leith, Edinburgh, EH6 5DW

Beautifully Presented, One-Bedroom, Dual-Aspect, Fourth-Floor (Top) Flat

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Property Description

Beautifully presented and rarely available, one-bedroom, dual-aspect, fourth-floor (top) flat with exceptional, leafy, open views. Forming part of a modern factored development, adjacent to Pilrig Park, in the popular Leith area, north of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, a double bedroom and a shower room.

Highlights include a fitted kitchen and modern bathroom, superb storage, including a walk-in hall store, and a private loft space. Further features include timber double glazing, modern electric radiators, contemporary flooring and light, neutral decor.

The development also offers a lift service, a secured entry system, landscaped grounds and a private, residential car park.

The entrance hallway features a secure entry phone handset, a generous walk-in store cupboard and wood-effect flooring. The bright and spacious living/dining room features wood-effect flooring, a wall-mount TV point and a corner-set dining/office area, affording excellent dual-aspect views to the front and side over Pilrig Park and the city. Set off the living room, the kitchen is fitted with stone-effect worktops, a stainless-steel sink with a drainer, a tiled surround, a washing machine, a fridge/freezer and an integrated electric oven and hob.

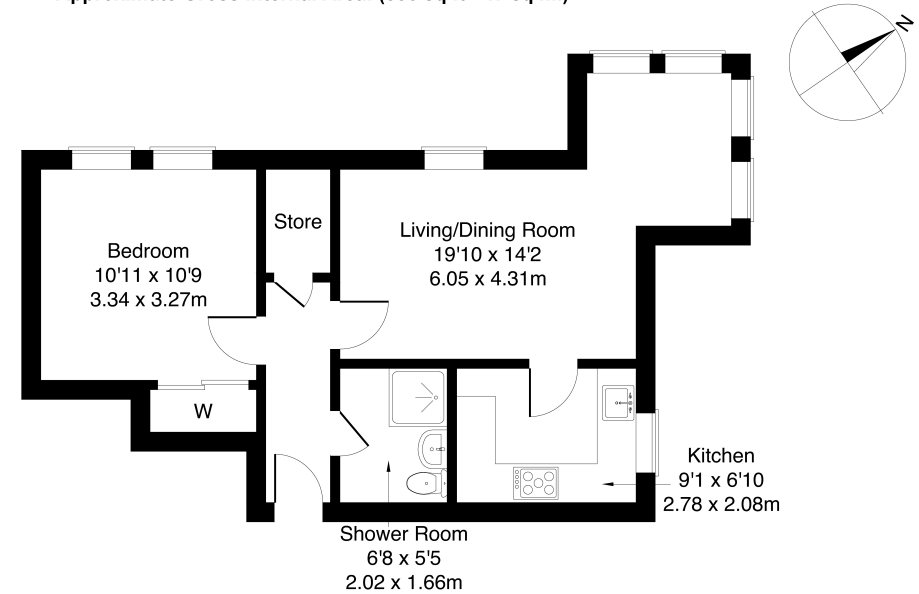
The double bedroom features a built-in mirrored wardrobe, carpeted flooring and a central pendant light fitting.

Set internally off the hall, the shower room features a modern two-piece suite, a corner cubicle electric shower and contemporary wall panelling.



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Approximate Gross Internal Area: (506 sq ft - 47 sq m.)



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

Area Description

Leith is a renowned and historic port area of Edinburgh, and a vibrant city location with a wealth of boutique shops, cafes, bars, eateries, specialist shops, and supermarkets located throughout. The nearby Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst Ocean Terminal, the Omni Centre, and the refurbished St James Quarter offer many high-street names, restaurants, gyms, and multi-screen cinemas. There are numerous public parks

and squares to be found within close proximity, including the expansive Leith Links and The Water of Leith Walkway. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, as well as the recent tram extension between Edinburgh Airport and Newhaven, with a tram stop a short walk from the property.





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