



215, 226 Leith Walk, Edinburgh, EH6 5EQ

Light, Well-Presented and Characterful, One-Bedroom, Second-Floor Flat

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Property Description

Light, well-presented and characterful, one-bedroom, second-floor flat, forming part of a traditional stone-built tenement. Located on the vibrant Leith Walk thoroughfare, north east of Edinburgh city centre.

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

Superbly located, living on Leith Walk means having buzzing cafes, independent shops, and trams to the city centre right on your doorstep.

Highlights include a fitted kitchen, modern bathroom, original wood flooring, and gas central heating with the boiler being replaced 2 years ago. In addition, there are tall ceilings, sash and case windows, light neutral decor, and a secured entry system.

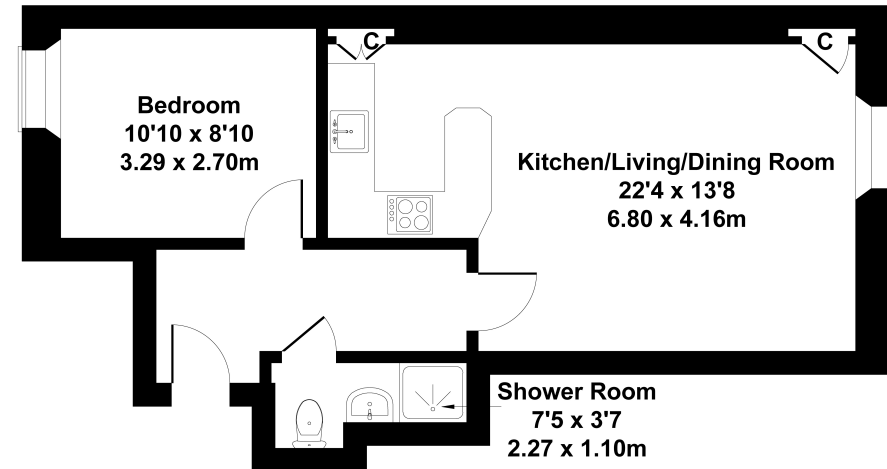
A welcoming entrance hall with attractive wooden flooring provides access to all areas of this well-presented property. The spacious living room features the same elegant wood flooring, a classic sash and case window that allows for plenty of natural light, a central light fitting, and a built-in storage cupboard for added convenience. The modern kitchen is fitted with tiled flooring, a stylish metal splashback surround, and wood-effect worktops. It comes equipped with essential appliances, including a washing machine and a cooker with a gas hob.

The double bedroom is carpeted for comfort and currently includes a large built-in wardrobe, with natural light enhancing the relaxed atmosphere, making it a cosy and peaceful retreat. Completing the property, the fitted shower room includes a contemporary tiled splashback, wood-effect flooring, and a ladder-style radiator. The property benefits from ample storage solutions and makes use of all space in an efficient and tidy manner.

The living area has been virtually staged with our compliments.

2F5, 226 Leith Walk, Edinburgh, EH6 5EQ

Approximate Gross Internal Area
463 sq ft - 43 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Area Description

Located in the vibrant and historic port district of Leith, this property enjoys a lively atmosphere steeped in maritime heritage. The area is renowned for its eclectic mix of boutique shops, artisan cafés, supermarkets, and an excellent selection of bars and restaurants. Just a short stroll away, The Shore offers a cosmopolitan vibe with stylish bistros, lively pubs, and even Michelin-starred dining options. Residents also benefit from proximity to top leisure and retail destinations, including Ocean Terminal, the Omni Centre, and the newly redeveloped St James Quarter, all offering high-street shopping, eateries, gyms, and multi-screen cinemas. Leith is rich in green spaces, with Leith Links, Pilrig

Park, and the picturesque Water of Leith Walkway providing ample opportunities for outdoor recreation. The area is popular with families, served by several well-regarded primary schools and Leith Academy for secondary education. Excellent transport links make commuting easy, with regular bus services along Leith Walk and the new tram extension providing direct access from Edinburgh Airport to Newhaven via the city centre. Road connections via the A199 and A900 further enhance the area's accessibility.





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