



38/2, Buchanan Street, Edinburgh, EH6 8RF

Beautifully Presented One-Bedroom Flat with a Shared Garden

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Property Description

Beautifully presented, one-bedroom, ground-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Leith area, north-east of Edinburgh city centre.

Comprises an entrance hall, open plan living/dining room and kitchen, utility cupboard, double bedroom, and a shower room.

An ideal starter home, with appliances and furniture available for inclusion in the sale. Highlights include a modern fitted kitchen, contemporary throughout flooring, and a stylish wet-room style bathroom.

With light tasteful decor, period cornice-work, double glazing, gas central heating, and a secure entry system. There is a shared garden to the rear, and zoned on-street parking to the front and surrounding streets.

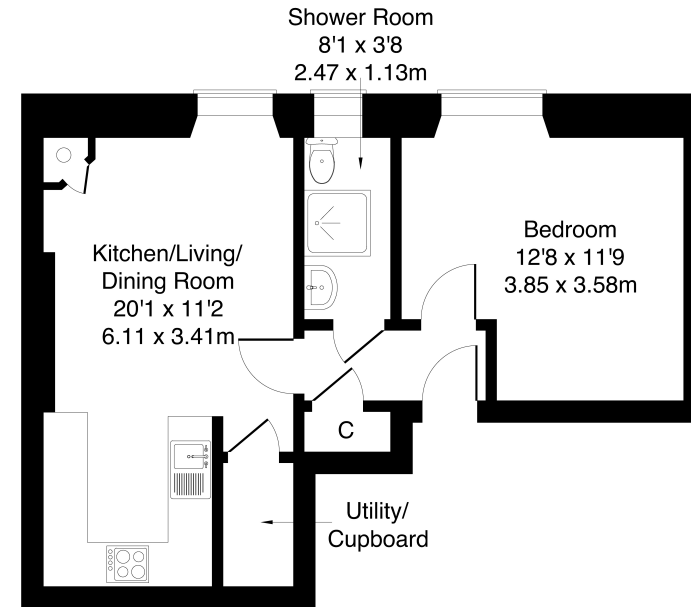
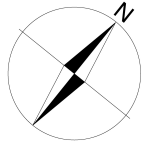
A welcoming entrance hallway with built-in storage leads into a bright, open-plan living, dining, and kitchen area, finished with wood-effect flooring and light, neutral décor. The modern kitchen features sleek worktops, a tiled splashback, integrated appliances including an oven, electric and induction hobs, fridge/freezer, washer/dryer, and is complemented by a utility cupboard.

The living space includes a sofa and TV stand, while the installed Hive system offers smart heating control. The generously sized, carpeted bedroom benefits from excellent natural light and comes with an ottoman storage bed, wardrobe, drawers, and side tables. A fully tiled shower room with a ladder-style radiator completes the property.



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Approximate Gross Internal Area: (441 sq ft - 41 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 vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide an array of high-street stores, eateries, gyms, and

multi-screen cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. The area is popular with families, benefitting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.





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