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Pf2, 33 Balfour Street, Edinburgh, EH6 5DQ

Flexible & Rarely Available, Two-Bedroom, Ground Floor Flat with Private Garden

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Property Description

Flexible and rarely available, two-bedroom, corner aspect ground-floor flat, with a private garden and close to the open green spaces of Pilrig Park. Forming part of a traditional stone-built tenement, located in a popular side street in the Leith Walk area, just north of Edinburgh city centre.

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

Requiring moderate updating, this exciting opportunity features tall ceilings, period cornice work, and working window shutters. Further features include a fitted kitchen with appliances and a bathroom, contemporary flooring, and double-glazing.

Externally, there is an enclosed patio garden with direct access from the public room and a secluded shared green to the rear.

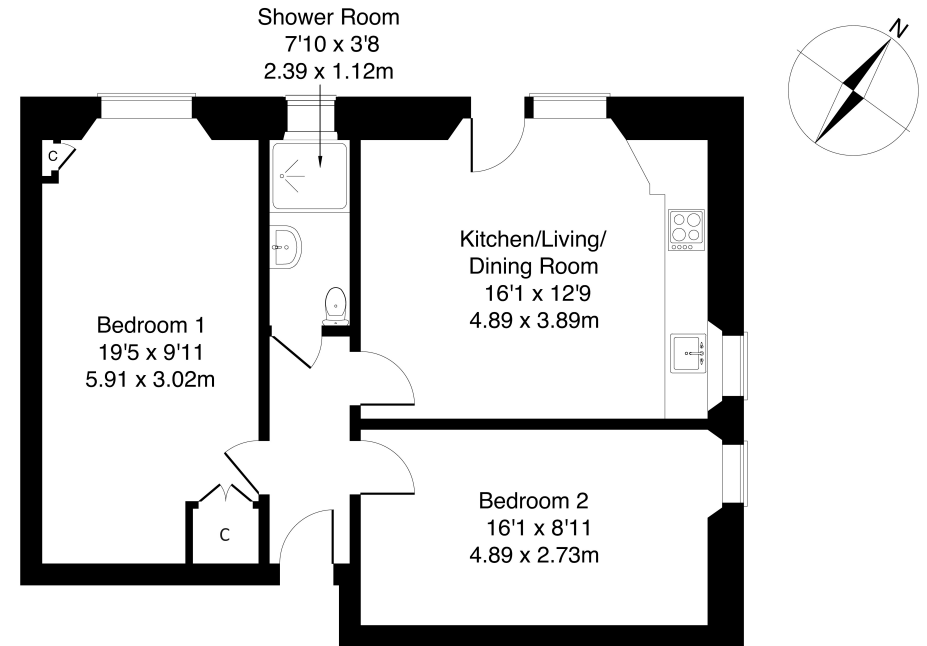
The entrance hall provides access throughout the property, with a spacious open-plan public room, offering a dual aspect allowing plentiful natural light, a patio door accessing a small private garden to the side, ample space for dining; and a fitted kitchen with a sink with a drainer, an oven, and a gas hob; with features including period cornice work and wood effect flooring.

Bedroom one is set to the side, offering a generous room size for freestanding furnishing, with original wood boards and a built-in wardrobe; whilst set to the front, bedroom two offers another generous room size and features wood effect flooring. Completing the accommodation, the shower room has a side aspect window, tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (657 sq ft - 61 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 Walk is a major thoroughfare connecting the east end of Edinburgh city centre to Leith in the north, consisting mainly of traditional Victorian tenement properties. A high amenity area, with an extensive range of boutique shops, cafes, bars, eateries, convenience and specialist shops, and supermarkets located throughout. The extensively refurbished St James Quarter is within walking distance, with a wealth of high-street names, restaurants, lifestyle, and leisure facilities on offer. The Shore also offers a cosmopolitan range of bars, bistros, and Michelin-starred restaurants;

whilst the Ocean Terminal complex has many high-street names, restaurants, a gym, a spa and a multi-screen cinema. There are numerous public parks and squares, including the expansive Leith Links, Pilrig Park, and The Water of Leith. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy, just south of Leith Links. 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.





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