



30 (1F2) Balfour Street

Leith, Edinburgh, EH6 5EP

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Forming part of a traditional tenement building, this one-bedroom first-floor city flat has a highly sought-after location just off Leith Walk. It is a brief stroll from a wide array of superb amenities, including supermarkets, trendy restaurants, bars, and cafés, and it is well-connected with bus services and a nearby tram link, which leads to the city centre and airport. Furthermore, the southwest-facing home is attractively presented, proving ideal for city professionals, couples, and first-time buyers.

Reached via a secure shared entrance and stairwell, the flat's front door opens into a welcoming hall with space for coats alongside glazed doors, allowing light to flow throughout the residence. To the left is the open-plan kitchen and living room. Here, there is a good amount of floorspace for lounge furniture and a workstation. There is also a shelved recess and a fitted seat by a southwest-facing window, which brings an abundance of natural light into the room. It is finished by a neutral backdrop and a bold feature wall set against a mocha-hued laminate floor. Meanwhile, the kitchen is at the rear of the room, sporting a popular and enduring design. It is fitted with wood-toned cabinets and stone-inspired worktops, backed by crisp white splashbacks. It comes with integrated appliances (oven, electric hob, concealed extractor, and fridge/freezer), as well as an undercounter washing machine.

Features

- Well-presented first-floor city flat
- Part of a traditional tenement building
- Desirable location in sought-after Leith
- Near superb amenities and transport links
- Welcoming entrance hall
- Open-plan kitchen/living room
- Popular kitchen design
- Double bedroom with built-in wardrobe
- Quality three-piece shower room
- Communal garden with lawn and patio
- Controlled permit parking (Zone N7)
- Electric heating and double glazing
- EPC Rating - E





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On the opposite side of the hall, the double bedroom pairs light grey décor with white detailing and a yellow accent wall, creating an inviting aesthetic which is further enhanced by the warm glow of the wood-textured floor. Also enjoying a southwest-facing aspect, this well-proportioned space is finished with a large built-in mirrored wardrobe that offers generous storage. Conveniently accessed from the hall or the bedroom, the shower room features marble-inspired wet walling and a quality three-piece. It is comprised of a pedestal washbasin, a toilet, and a step-in shower cubicle. Electric heating and double glazing ensure year-round comfort.

Outside, there is a communal garden which has a lawn and a patio area. Homeowners also have access to controlled permit parking (Zone N7) – an essential feature in Leith.

Extras: all fitted floor coverings, window blinds, light fittings, integrated appliances, and a washing machine to be included in the sale.

Area

Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the fashionable Shore: a highly sought-after waterfront with an array of pubs and award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces as well, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. The area also benefits from a wealth of retail outlets and it is within easy reach of the St James Quarter, which is home to a fantastic selection of high-street favourites, designer stores, and entertainment facilities. Leith is also home to Ocean Terminal shopping centre, which hosts additional stores, family restaurants, a 24-hour gym, and a multiplex cinema. For further shopping and cultural facilities, Edinburgh city centre is easily accessible via a tram link along Constitution Street, providing the area with a direct commute through the city centre to Edinburgh International Airport. Also, there are fantastic bus services both day and night, and there is also a direct bus link to the airport. In addition, the school catchment area covers early years, primary, and secondary education.



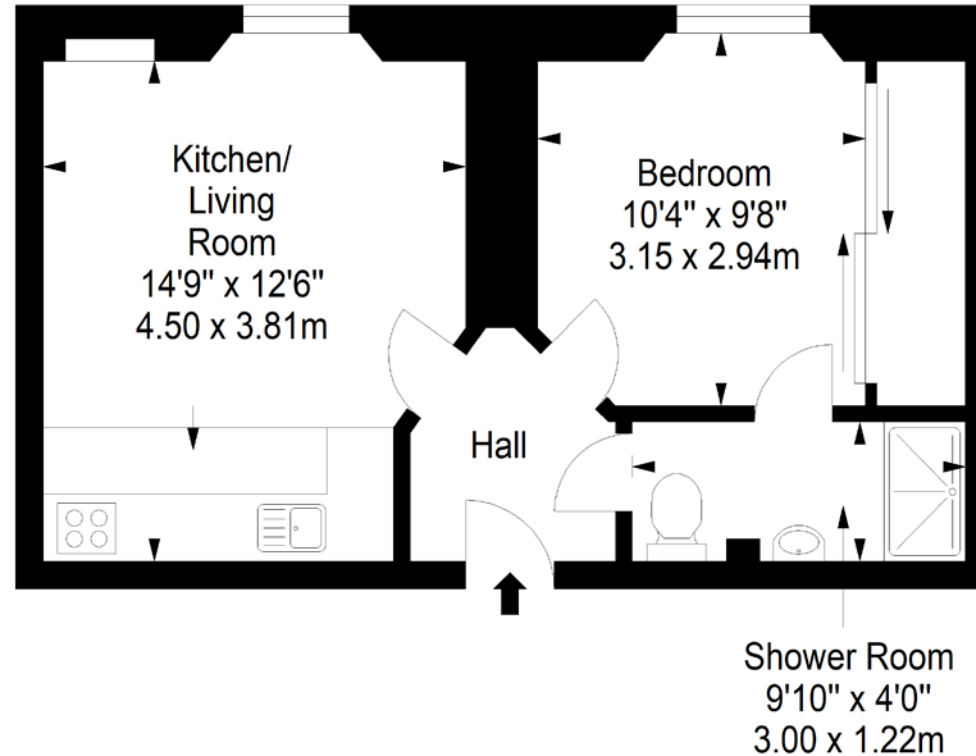


Floorplan



First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 38.6 sq. metres (415.5 sq. feet)

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