



1 Double
Bedroom



On Street
Parking

Council Tax
B

EPC Rating
C

Offers Over £190,000
25 PF1 Balfour Street, Edinburgh, EH6 5DG

Property

Well-presented, one bedroom, ground floor flat, forming part of a traditional stone-built tenement and conveniently located in the popular leith area, just to the northeast of Edinburgh city centre. The neutrally-presented interiors comprise an entrance hall, an open plan living area and contemporary kitchen with a sunny aspect, a double bedroom with fitted storage, and an attractively-tiled bathroom with a shower-over-bath. Gas central heating, double glazing and unrestricted on street parking.

Extras

All The items are included in the sale of the property are as per the schedule. The property is being sold as seen. The seller does not warrant the working order of the appliances, systems, or service

Parking

There are several permit/ metered parking options close to the flat.

- Ground Floor flat
- Open plan Sitting Room/Kitchen/Lounge
- Double Bedroom with walk in wardrobe
- Bathroom with Wc
- Storage Cupboard
- Double glazed windows and gas central heating
- Communal garden
- Wooden flooring
- EPC Rating – C





Location

Balfour Street lies within the popular Leith district, on the north east side of the city, just under one and a half miles from Princes Street. This convenient location, close to Easter Road and Leith Walk, is well placed for easy access to a great selection of popular restaurants, bistros and bars. An array of local shops are to hand for every day needs, including a Tesco store on Duke Street, whilst the fashionable Port of Leith, Ocean Terminal, and the city centre can be easily reached by car, or by means of regular bus services within the surrounding area. A fast route is available to the city by-pass via Seafield Road, while Ferry Road offers a connection to the west side of Edinburgh, with onwards links to the M8, M9 and M90 motorway network, and the International Airport. Arthur's Seat, Holyrood Park and the Scottish Parliament building lie approximately one and a half miles to the south.



Home Report

The Home Report is available to download from our website www.glenham.co.uk The condition of the property and any material matter is disclosed in the Home Report.

Viewing

Viewing is by appointment only through Selling agents Glenham, 2 Atholl Place, Edinburgh, EH3 8HP.

Solicitors

Linsey de Burgh Whyte, Pike and Chapman solicitors, 36 Bank Street, Galashiels, TD1 1ER

