

D.J.ALEXANDER



263/4 (2F1) Leith Walk  
Edinburgh | EH6 8NY



## Property Overview

- Hall with two storage cupboards
- Living room with storage room off
- Dining kitchen
- Double bedroom
- Shower room
- Gas central heating
- Secure entry phone system

## Description

This delightful one bedroom second floor flat in a Victorian terraced building is located on Leith Walk, close to Edinburgh's city centre. It makes a charming pied-à-terre, or an excellent purchase for a shrewd property investor. Access to the flat is via a communal stairwell and the appealing accommodation comprises: hall with two storage cupboards; bright living room with a feature fireplace and ornate corning; kitchen with ample wall and base units, tiled splashback and space for a dining table; double bedroom and; shower room with three piece suite.

The property also benefits from gas central heating and secure entry system which adds to the appeal of the property.



**Extras:** All fitted flooring and all kitchen appliances are included in the sale. No warranties, guarantees or inventory will be provided.



## Location

Leith Walk is situated approximately half a mile from Princes Street. Currently, at the top of Leith Walk, the dynamic and exciting Edinburgh St James is under construction, while The Playhouse Theatre and Omni Centre are also close by. Leith is the iconic, cosmopolitan and very popular port area of Edinburgh and it is a thriving part of the city. The modern and traditional mix of residential properties contributes to Leith's charm and consequent appeal. It is a high amenity area with a wide selection of convenience and specialist shopping, with the additional benefit of a Sainsbury's on Leith Walk, a Tesco superstore on Duke Street and an ASDA at Sandpiper Drive. The Shore area tempts with a range of bars, bistros, and Michelin-starred restaurants. Ocean Terminal has many high-street stores, restaurants, an M&S Food Hall, gym, and multi-screen cinema. Leith Links and other public parks and The Water of Leith Walkway all provide exercise and recreation and there are also several major bus routes accessible on Leith Walk.





## Viewings

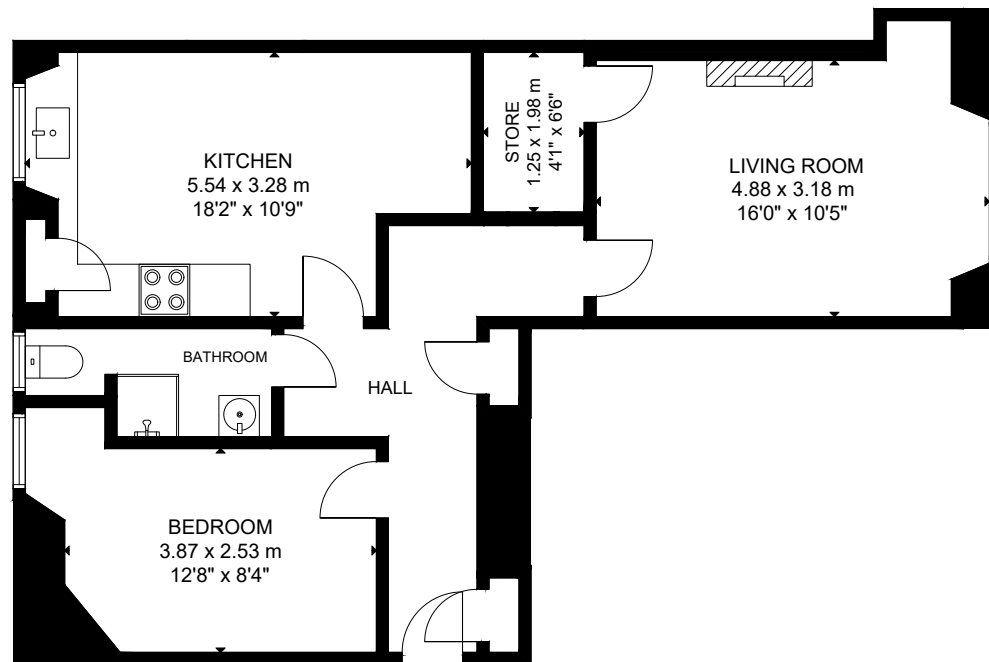
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This property, and other properties offered by D.J. Alexander can be viewed at their website [www.djalexander.co.uk](http://www.djalexander.co.uk), as well as at affiliated websites

[www.rightmove.co.uk](http://www.rightmove.co.uk), [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.onthemarket.com](http://www.onthemarket.com)



SECOND FLOOR



### Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

263/4 (2F1) LEITH WALK, EDINBURGH  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 666 SQ FT / 62 SQ M  
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