

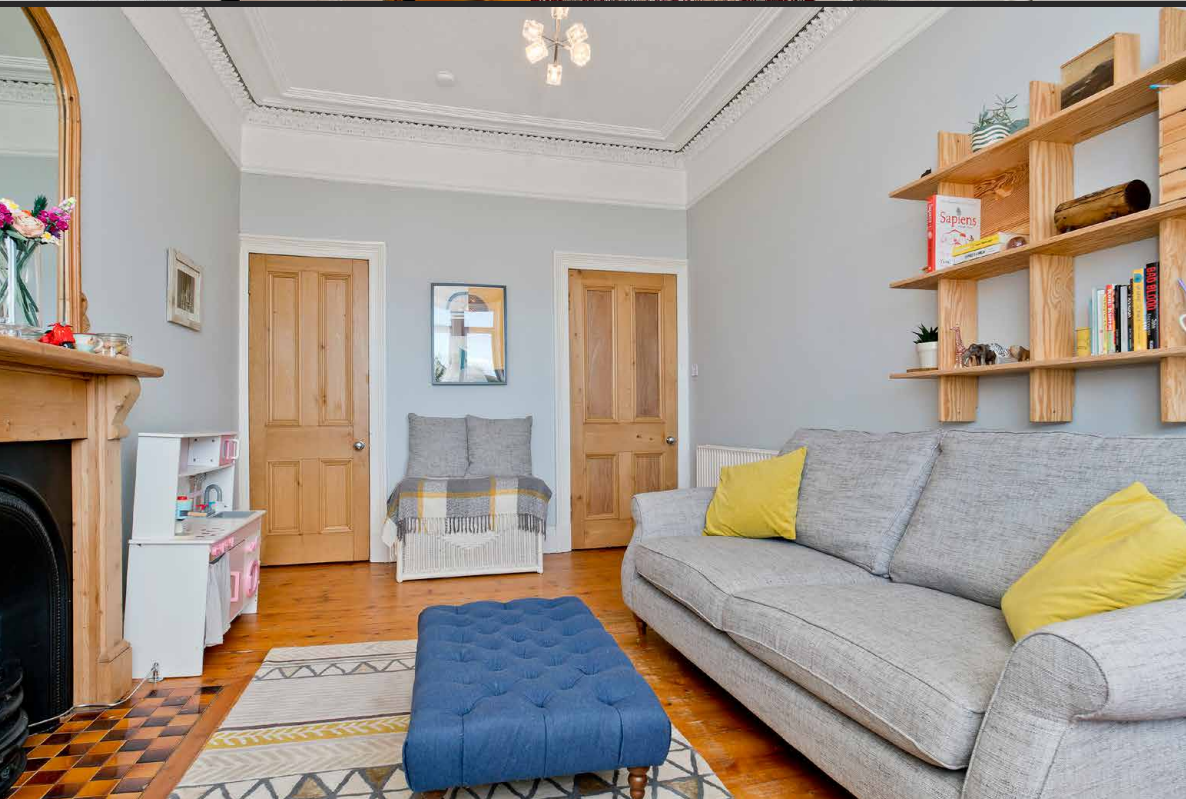


55/8 Balfour Street

Leith, Edinburgh, EH6 5DP

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Summary

Pleasantly situated on the fringes of Pilrig Park, close to Leith Walk's fantastic amenities and transport links (including a tram stop at the end of the street), this second-floor tenement flat promises light and airy interiors with classic period features offset by tastefully subtle décor. The characterful city home boasts a bright and spacious reception area, a modern breakfasting kitchen, two rear-facing double bedrooms, a versatile box room, and a bathroom. Access to a south-facing communal garden is also on offer.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

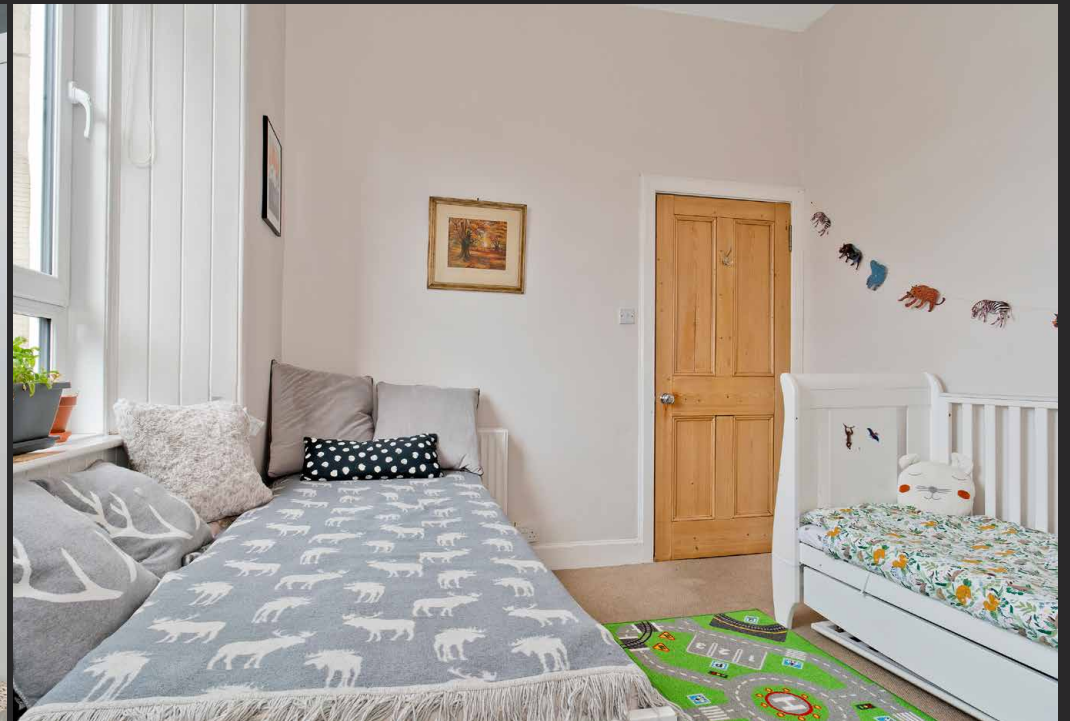
Features

- Prime city centre location
- Characterful interiors
- Second-floor tenement flat
- Secure entry system
- Entrance hall
- Bright living/dining room with fireplace
- Modern breakfasting kitchen
- Two double bedrooms
- Bathroom with shower-over-bath
- Sunny communal rear garden
- On-street permit parking
- Gas central heating and double glazing
- EPC Rating - C





Characterful interiors, a modern
breakfasting kitchen and
two double bedrooms







Bathroom with shower-over-bath and a sunny communal rear garden

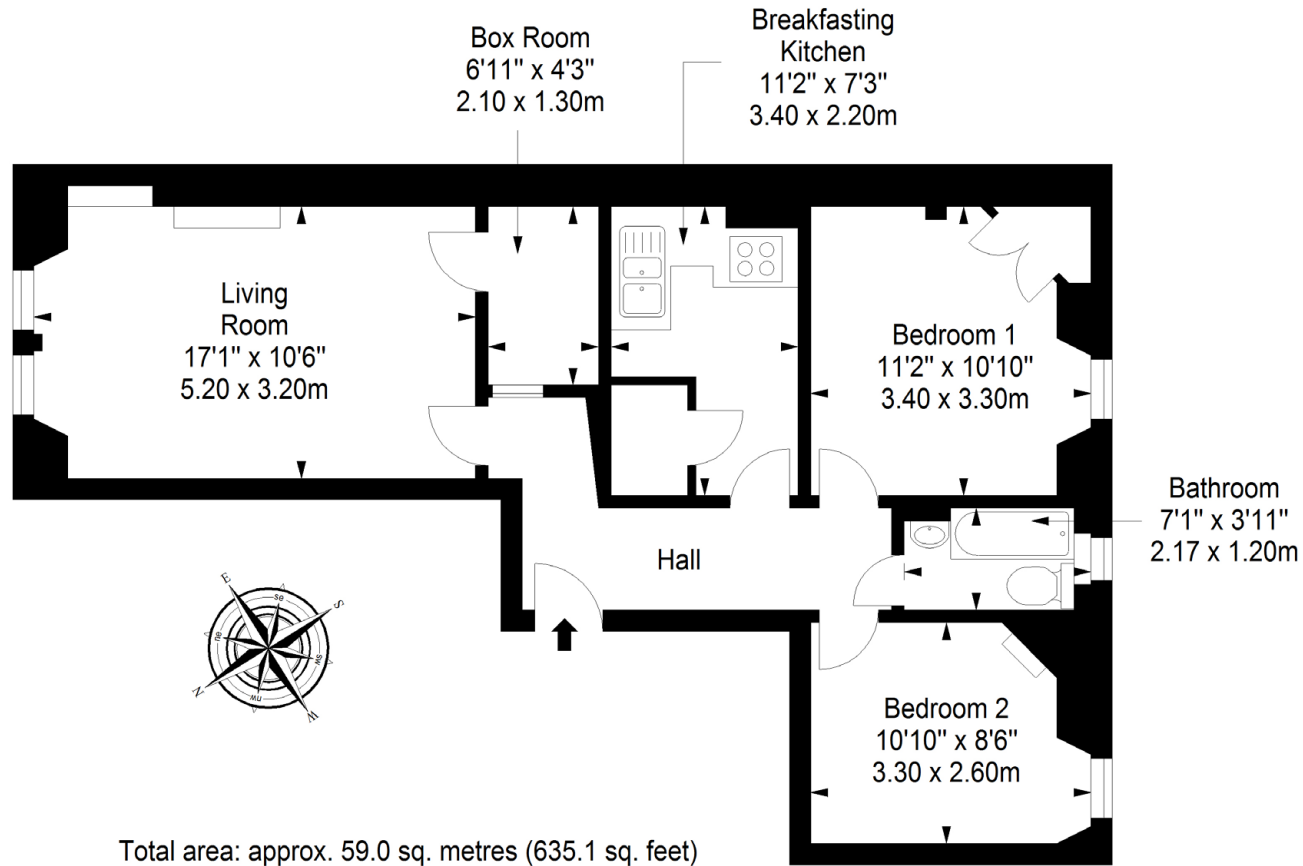




Floorplan

Second Floor

Approx. 59.0 sq. metres (635.1 sq. feet)



LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU

0131 337 7771

www.clancys-solicitors.co.uk

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

