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46-14 Balfour Street

Edinburgh, EH6 5ER



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EPC

C

Welcome to

46-14 Balfour Street

Clancy's Solicitors & Estate Agents are delighted to offer this beautifully, light and spacious 1-bedroom stylish flat in a central city location, just off vibrant Leith Walk.

Clancy's Solicitors & Estate Agents are delighted to offer this beautifully, light and spacious 1-bedroom stylish flat in a central city location, just off vibrant Leith Walk. Situated on the top floor of a handsome, traditional stone-built tenement, on the sought-after Balfour Street is a true gem. The accommodation is well presented throughout décor wise and briefly comprises a welcoming entrance hall, an open plan lounge/kitchen/dining room. This room provides dedicated space for relaxing and entertaining. The kitchen area is fitted with modern base and wall mounted units that are complimented by ample worktop surfaces with integrated oven, hob and hood. A light and airy double bedroom provides a tranquil retreat and comes complete with an abundance of fitted storage cupboards. The contemporary shower room is fitted with a white suite with glass shower enclosure with mains operated shower. The property further benefits from gas central heating, double glazing, a communal rear garden and is located close to vast open green spaces at Pilrig Park and Leith Links. Ideal for first-time buyers or professional couples, it offers the perfect blend of city living—surrounded by trendy cafés, coffee shops, and restaurants, with excellent public transport links via bus and tram just moments away.



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General Features

- Vibrant City Location
- Located close to vast open green spaces
- Entrance hall
- Open plan lounge/dining/kitchen
- 1 Bedroom
- 1 Shower room
- Gas central heating
- Double glazing
- Communal rear garden

- EPC rating - C
 - Council Tax Band – B
 - Tenure - Freehold
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Extras:

All fitted floor coverings and integrated appliances in the kitchen.

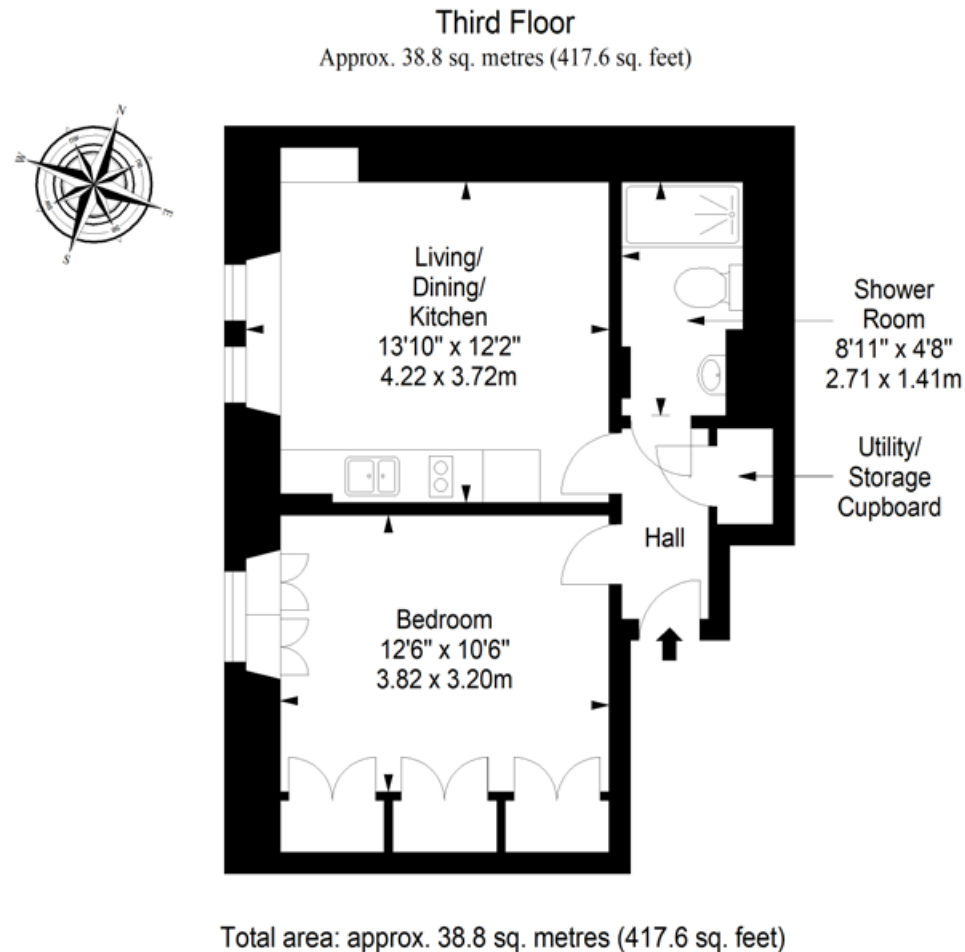
the area

Leith

The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of high street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.



floorplan



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