



GILSON GRAY

LAW • PROPERTY • FINANCE

21/3 HALMYRE STREET

Leith, Edinburgh, EH6 8QB



This well-presented ground-floor flat forms part of a traditional building in Leith and represents an ideal purchase for first-time buyers, professionals, couples, downsizers, and rental investors alike, with an open-plan living area, a double bedroom, and a bathroom. Externally, the flat benefits from a private front garden, access to a shared garden and unrestricted on-street parking. Leith's fantastic amenities, transport links, and open spaces lie within easy reach of the property.

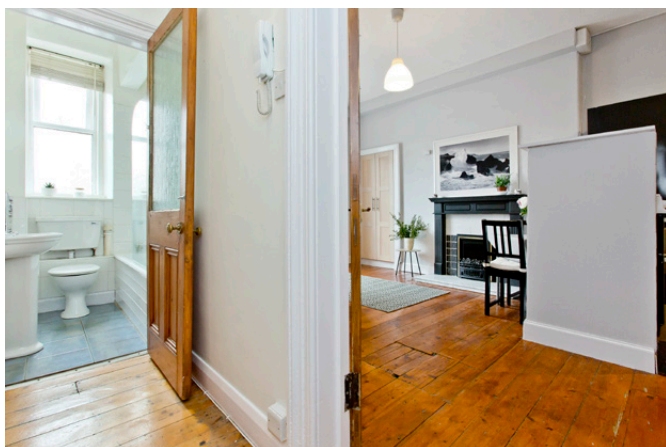
Extras: Kitchen appliances and bedroom wardrobe will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

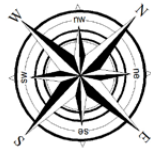
FEATURES

- Traditional ground-floor flat in Leith
- Ideal location close to amenities
- Just over a mile from the heart of the capital
- Secure shared entrance
- Welcoming hall
- Open-plan kitchen/living room
- Spacious double bedroom
- Bathroom with shower-over-bath
- Private front garden
- Access to a shared garden
- Unrestricted on-street parking
- EPC Rating - D
- Council Tax Band - A



“OPEN-PLAN KITCHEN/
LIVING ROOM, A
SPACIOUS DOUBLE
BEDROOM & A
BATHROOM WITH
SHOWER-OVER-BATH”

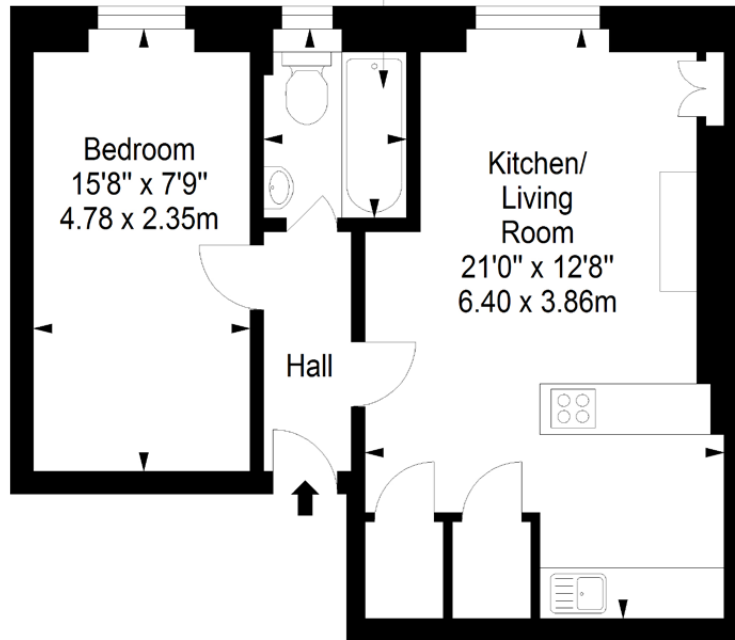




Ground Floor

Approx. 40.7 sq. metres (438.1 sq. feet)

Bathroom
6'9" x 5'1"
2.05 x 1.54m



Total area: approx. 40.7 sq. metres (438.1 sq. feet)

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