



GARDEN STIRLING BURNET

3/8 BLACKIE ROAD
LEITH, EDINBURGH, EH6 7NA





SUMMARY

Forming part of a traditional tenement building in Leith, this third/top-floor flat offers two double bedrooms, a spacious reception room, a kitchen, and a bathroom, all enhanced by stylish, modern presentation paired with period features. The flat benefits from access to a shared garden and unrestricted on-street parking. It would be perfect for city professionals, couples, and rental investors alike, with enviable close proximity to Leith's excellent amenities, the Shore (10-minute walk), a tram stop (five-minute walk), and green spaces including Leith Links (two-minute walk).

Extras: all fitted floor coverings, window coverings, and integrated kitchen appliances will be included in the sale.







**"This traditional two-bedroom
third/top-floor flat in Leith is sure to
appeal to a wealth of buyers."**







"The property is presented with attractive, modern interiors and lovely period features."

FEATURES

- Traditional tenement building in Leith
- Third/top-floor flat
- Modern décor and period details
- Secure shared stairwell
- Entrance hall with storage
- Large living/dining room
- Modern kitchen
- Two double bedrooms
- Attractive bathroom with shower over bath
- Access to a shared garden
- Unrestricted on-street parking
- Gas central heating and double glazing





**OFFERS TO:
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

