



12 (2F2) Halmyre Street

Leith, Edinburgh, EH6 8PZ

We sell homes, not just houses





This one-bedroom second-floor flat is part of a traditional tenement building with a desirable position in sought-after Leith. The home is set within easy walking distance of fantastic amenities, bars, and restaurants, as well as public parks and regular bus and tram links for a swift connection to the city centre and airport. This flat is also brought to market in move-in condition, enjoying modern interiors and a bright, southeast-facing aspect. It will certainly appeal to city professionals, couples, and first-time buyers alike.

Accessed via a secure telephone-entry system, the front door to the flat opens into a central hall that provides generous walk-in storage before leading right into the open-plan kitchen and living room. Here, a wood-inspired floor is paired with soothing neutral décor, which creates an attractive canvas that is easy to style. The room spans the depth of the flat, accommodating comfy furnishings, and it sees lots of natural light from a southeast-facing window. Set to the rear of the room, the kitchen is neatly arranged in an L-shape, sporting a modern selection of base and wall-mounted cabinets and ample worksurface space. It features on-trend splashbacks and comes with an integrated oven and gas hob. A shelved utility cupboard houses the washing machine, whilst the hall's cupboard accommodates further shelving and a fridge/freezer.

Features

- Second-floor flat in move-in condition
- Part of a traditional tenement building
- Located in sought-after Leith
- Bright, southeast-facing aspect
- Lightly decorated interiors throughout
- Secure telephone-entry system
- Central hall with walk-in storage
- Open-plan kitchen/living room
- Modern kitchen with utility cupboard
- Spacious double bedroom
- Three-piece shower room
- Lawned communal garden
- Controlled permit parking (Zone N7)
- Gas central heating and double glazing
- EPC Rating - C





“Bright, southeast-facing aspect with lightly decorated interiors throughout”







On the opposite side of the hall from the living area is a spacious double bedroom, which is finished in neutral hues and with a chic accent wall. This room also benefits from easy-to-maintain flooring and a southeast-facing aspect. The home is completed by a three-piece shower room, decorated in appealing tones. Gas central heating and double glazing ensure year-round comfort.

Externally, there is a communal rear garden that is laid to lawn. Controlled permit parking is also available with a residents' permit (Zone N7).

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a fridge/freezer, and a washing machine to be included in the sale.

Area

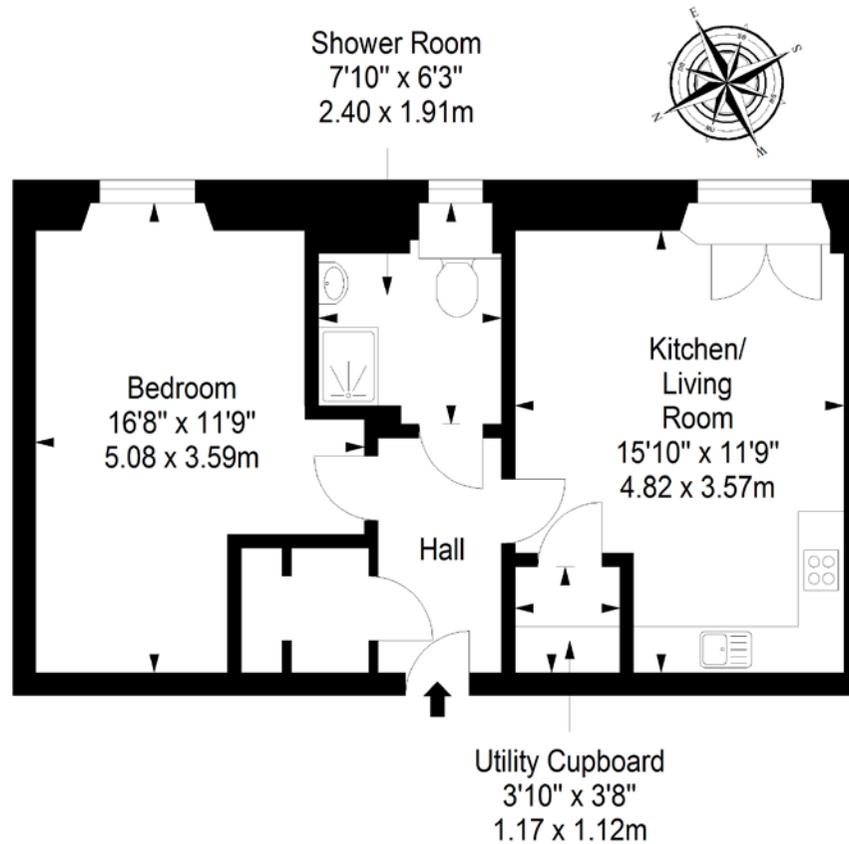
Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre, which hosts a wide range of high street stores, as well as family restaurants, a 24-hour gym and a multiplex cinema. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. Edinburgh city centre is easily accessible by bus, day and night, and there is also a direct bus link to Edinburgh International Airport. In addition, a tram link along Constitution Street provides the area with a direct commute through the city centre to the airport. The school catchment area covers early years, primary, and secondary education.



Floorplan

Second Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 43.3 sq. metres (466.1 sq. feet)

89-91 Morrison Street, Edinburgh, EH3 8BU
0131 337 7771
www.clancys-solicitors.co.uk

rightmove  OnTheMarket.com   Zoopla



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.