

COULTERS<sup>©</sup>

# 4/4 BALFOUR PLACE

LEITH, EDINBURGH, EH6 5DW

 2 BED  1 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

4/4 Balfour Place is a stylish and generously proportioned first floor flat set within a traditional tenement. The property has been recently refurbished throughout to create a charming home.

The property is immaculately presented with period features such as cornicing and feature fireplace in the living room.

## KEY FEATURES



Stylish first floor tenement flat.



Two double bedrooms plus box room.



Located on the edge of Pilrig Park.



On street permit parking.



Located beside Balfour Street tram stop.



Independent retailers and cafes nearby.

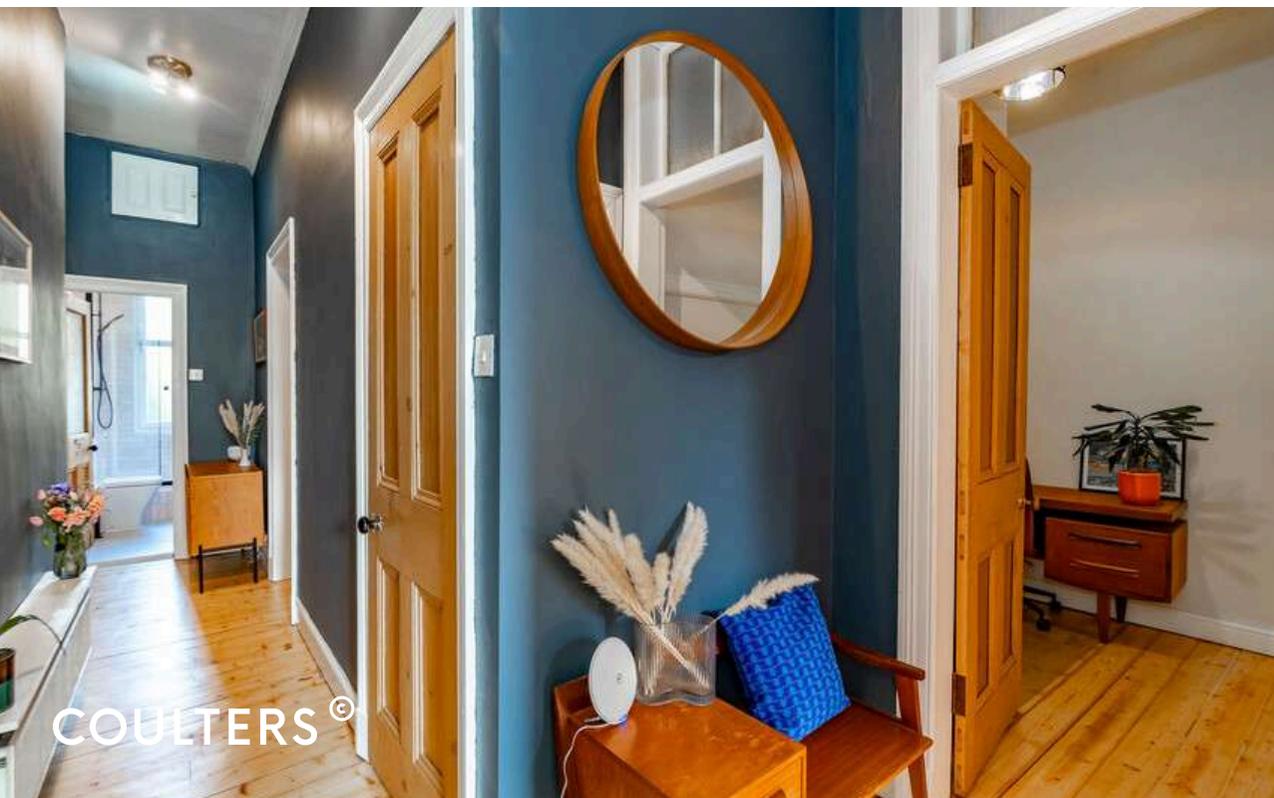




The property comprises of a living room filled with natural light, kitchen with dining space, integrated appliances, and plentiful storage, two double bedrooms both with an original fireplace, large versatile box room and three-piece shower room.

Externally, the property can be accessed via a secure entry system and further benefits from a well-maintained communal garden to the rear. With Pilrig Park located at end of the street the green space on offer is fantastic.





## THE LOCAL AREA

Edinburgh's historic area of Leith is consistently voted one of the world's coolest neighbourhoods. Leith Walk, The Shore and Newhaven offer a wide selection of popular bars, fashionable restaurants, and stylish cafes plus there are excellent shopping facilities provided by Tesco and Asda superstores.

Leith Links provides a wonderful open green space with tennis courts and there's also a David Lloyd Health Club at Newhaven with swimming pools, fitness classes and a state-of-the-art gym.

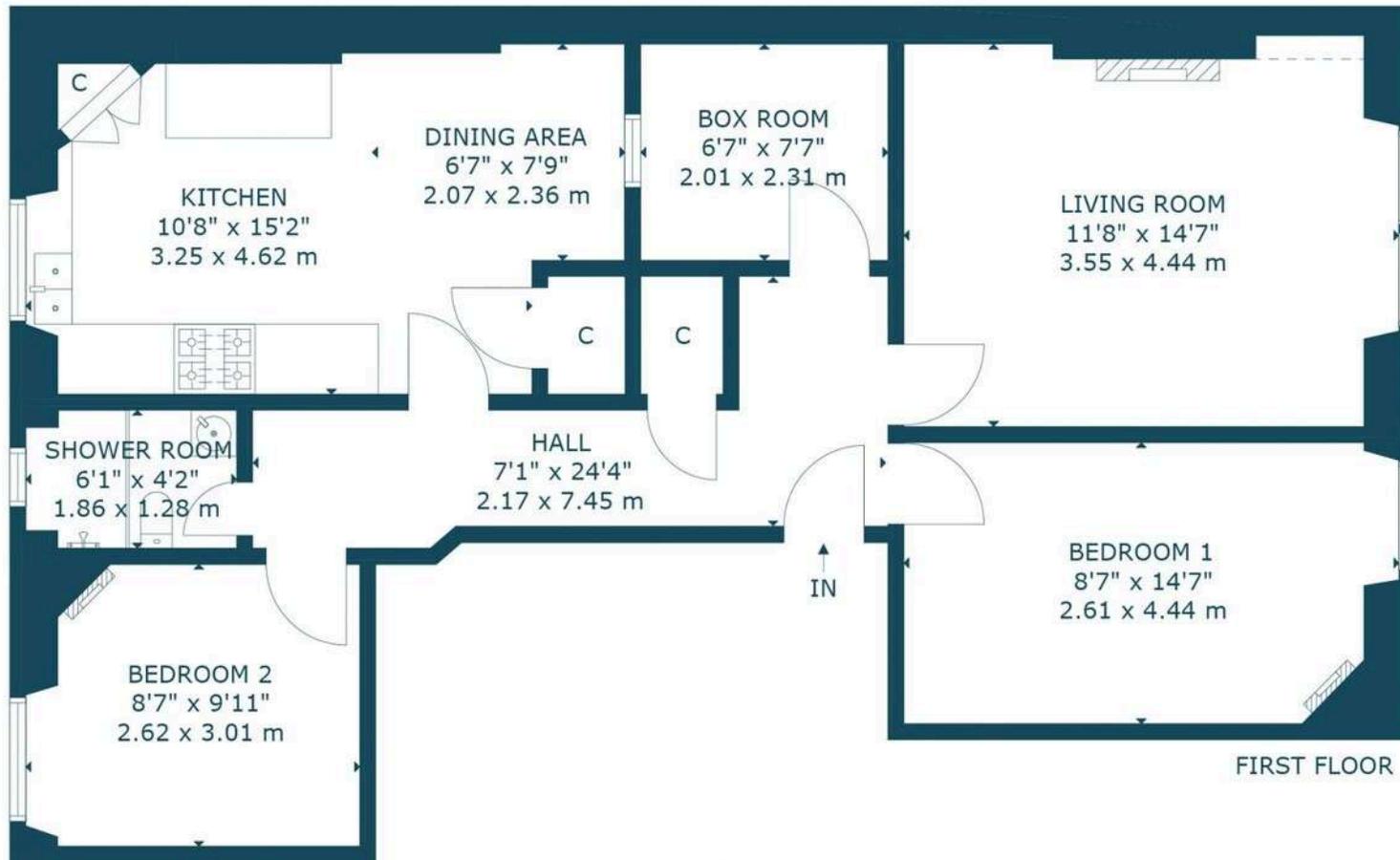
A weekly farmers market is held on Dock Place with street food, local produce, and handmade crafts.

Excellent transport links mean that regular buses and trams take you into the City Centre and onto Edinburgh International Airport.

## EXTRAS

All blinds, fitted flooring and appliances are included in the sale price.





FIRST FLOOR

4/4 BALFOUR PLACE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 783 SQ FT / 73 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.