



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**FLAT 2F4, 25 BALFOUR STREET**

Leith, Edinburgh, EH6 5DG





This traditional second-floor flat is a charming one-bedroom residence, which has a sought-after location near Leith Walk. It is set within easy reach of fantastic restaurants, bars, and amenities; plus, it has regular bus links and a tram line close by, providing swift connections to the city centre and airport. The home is well-presented throughout, enjoying modern interior design that complements the period character and features of the historic building. It also has a quality kitchen and shower room, and it has access to controlled permit parking. The home is sure to be popular with city professionals, couples, and first-time buyers alike.

Extras: integrated oven, gas hob, and dishwasher, and an undercounter fridge with freezer compartment to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- First-floor flat with modern interiors
- Part of a traditional tenement building
- Desirable location near Leith Walk
- Elegant interior design throughout
- Quality fixtures and fittings
- Central hall with two built-in cupboards
- Open-plan living room/kitchen
- Utility cupboard with plumbing for a washer
- Modern kitchen with fashionable design
- Large double bedroom with storage
- Modern three-piece shower room
- Secure storage cupboard in the communal stair
- Communal garden with lawn
- Controlled permit parking (Zone N7)













"A STYLISH ONE-BEDROOM  
FIRST-FLOOR FLAT OFFERING  
MODERN INTERIORS AND A  
SOUGHT-AFTER LOCATION  
NEAR LEITH WALK"









EPC RATING:



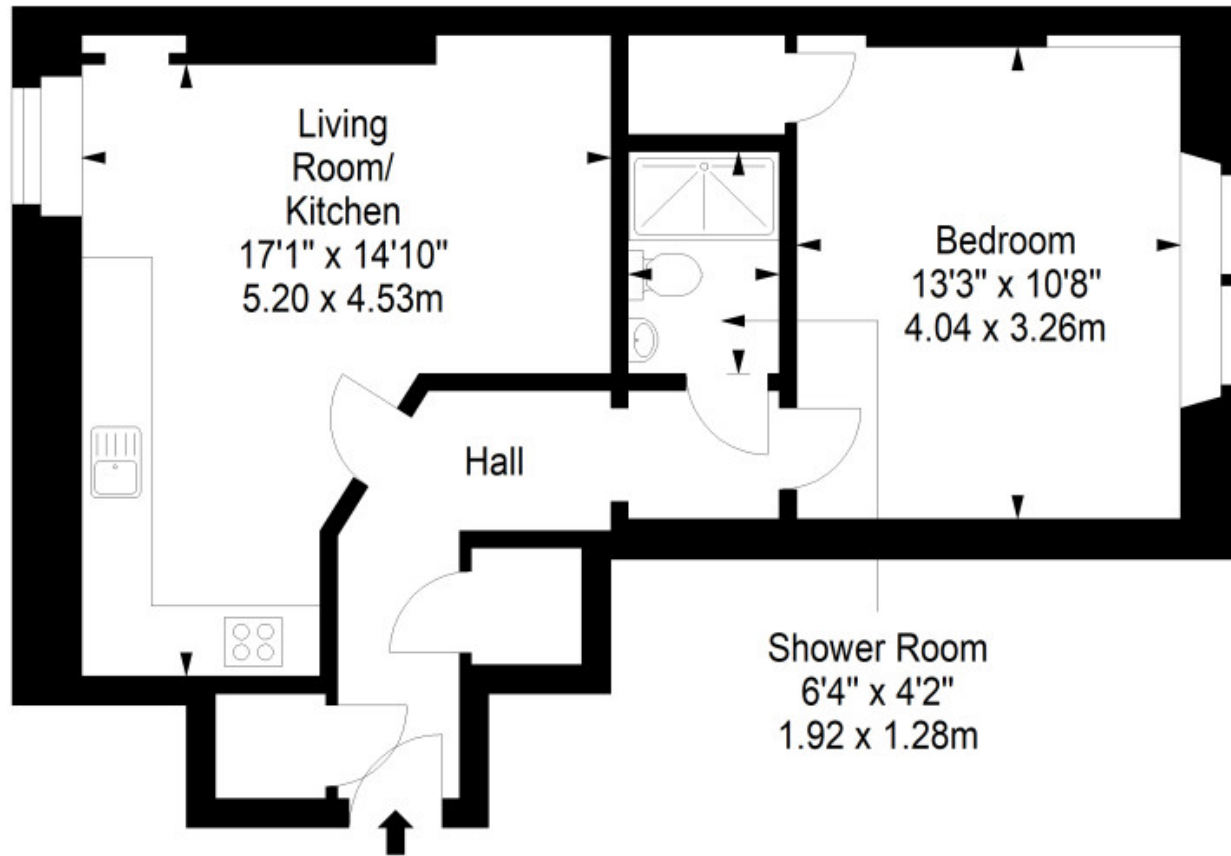
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

## Second Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



Total area: approx. 48.3 sq. metres (519.9 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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