

COULTERS[®]

36/13 BALFOUR STREET

LEITH, EDINBURGH, EH6 5EP

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

36/13 Balfour Street is a top floor one bedroom flat in walk in condition forming part of a traditional tenement which is positioned off Leith Walk and within walking distance of all amenities and fantastic transport links including a tram stop.

KEY FEATURES



Well presented presented top floor flat



Large double bedroom with built in storage.



Within a short walk of Pilrig Park



Tram stop nearby



Permit holder and pay and display parking available



Independent retailers and cafes nearby



EPC Rating - D



Council Tax Band -TBC





The property comprises of an open plan kitchen/sitting room to the rear of the property. The modern kitchen has a range of wall and floor mounted shaker style cabinets. The sitting room is generous in size with Edinburgh Press and under window storage.

The spacious double bedroom with built-in wardrobe space and stylish partially tiled bathroom with overhead shower and separate WC complete the accommodation. The property further benefits from gas central heating, double glazing, secure door entry system and communal shared garden.



THE LOCAL AREA

Edinburgh's historic area of Leith is consistently voted one of the world's coolest neighbourhoods. Iona Street, located just a short stroll from the city centre is conveniently set between the amenities of both Leith Walk and Easter Road. This excellent position allows residents to enjoy easy access to the many local shops, cafes, bars, and restaurants in the area. The fashionable Shore is a pleasant twenty minute walk and for larger shopping requirements there is a Tesco Superstore at the foot of Leith Walk and a Lidl on Easter Road.

The recently opened St James Quarter retail and entertainment destination and Omni Centre with cinema and Nuffield Health gym and pool, are just a short journey on foot.

There is a tram stop just moments away from the property which offers swift journeys into the heart of the city, connecting users to Waverley Railway Station, Edinburgh Bus Station and onwards, directly to Edinburgh Airport.

EXTRAS

All light fittings, fitted flooring and integrated appliances are included in the sale price.

HOME REPORT VALUATION: £170,000



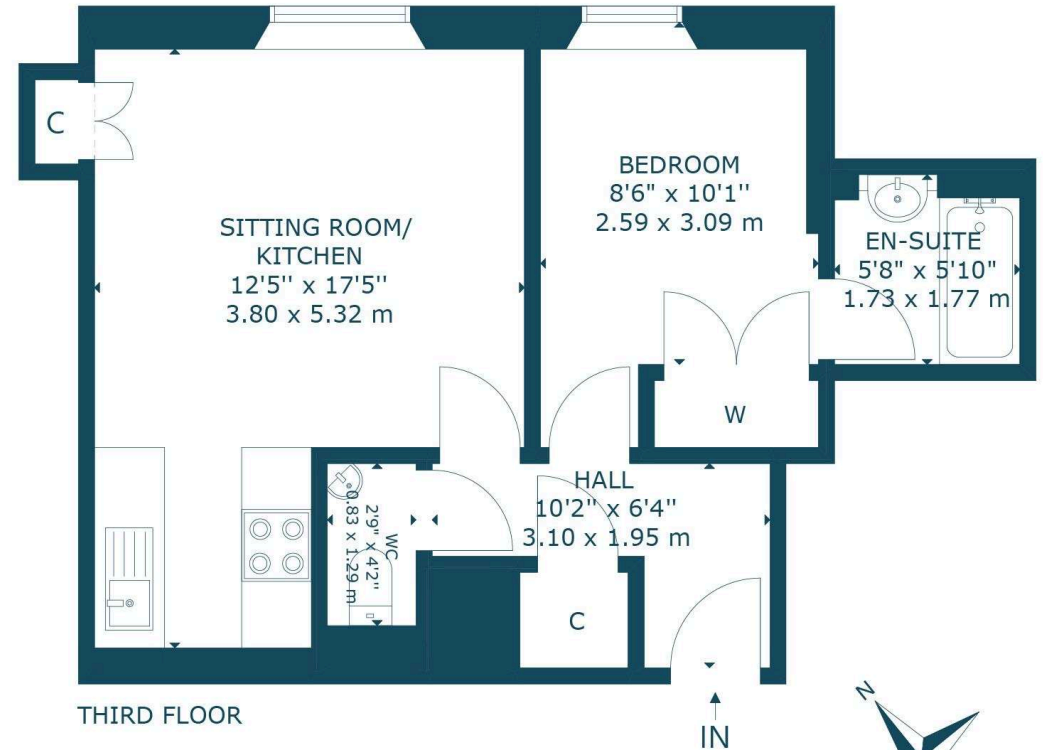
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36/13 BALFOUR STREET, LEITH, EDINBURGH, EH6 5EP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 449 SQ FT / 42 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently 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.