



Clarebank Crescent,  
Edinburgh,  
Midlothian, EH6 7NL



Approx. Gross Internal Area  
1594 Sq Ft - 148.08 Sq M  
(excluding Eaves Store)  
For identification only. Not to scale.  
© SquareFoot 2025



ENERGY PERFORMANCE  
CERTIFICATE RATING D



76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

23 Clarebank Crescent,  
Leith Links, Edinburgh, EH6 7NL

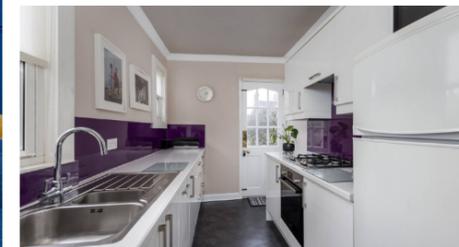
CALL US ON 0131 447 4747

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

# 23 Clarebank Crescent, Leith Links, Edinburgh, EH6 7NL

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Entrance vestibule.
- Carpeted staircase leading to upper level.
- Reception hall with storage.
- Superb bay windowed living room with feature fire.
- Sitting room/dining room with storage & feature fire.
- Modern fitted kitchen with appliances.
- Access to veranda & stairs leading to rear garden.
- Two generously proportioned double bedrooms one with fitted wardrobes.
- Good sized single bedroom.
- Contemporary fitted shower room with under floor heating.
- Wooden staircase leading to upper level.
- Spacious double bedroom with storage within the ease.
- Shower room
- Workshop.
- Gas central heating.
- Double glazing.
- Fantastic original features.
- Private garden to front.
- Southwest facing veranda to rear.
- Well maintained & good sized garden at rear.
- External lockup storage cupboard beneath stairs.
- Unrestricted on street parking.



## GENERAL DESCRIPTION

A fabulous traditional double upper villa situated within the much sought after Leith Links district of the city, a short journey to the northeast of Edinburgh City Centre and close to an excellent range of local amenities. The property would make an ideal family home in a great location.

**COUNCIL TAX BAND** E  
**TRAIN STATION** APPROXIMATELY 2.3 MILES TO EDINBURGH WAVERLY TRAIN STATION.  
**AIRPORT** APPROXIMATELY 10.6 MILES TO EDINBURGH AIRPORT.  
**BUSES** WITHIN 200 METRES.

## LOCATION

Leith Links district is a desirable residential area to the northeast of the city centre and is within close proximity to the fashionable Shore area and popular Portobello Promenade to the east. It is known for its open green spaces and recreational facilities nearby, including Leith Links public park, which has a community croft, play areas, sports facilities and is frequented by family and friends, dog walkers, and fitness enthusiasts alike, and the Water of Leith Walkway which provides riverside walks and cycle rides to the west of the city. Local shops cater for everyday needs, with a Tesco supermarket (at the foot of Leith Walk) and Lidl nearby. The Shore area offers a vast array of popular restaurants and cafes, with Ocean Terminal within easy reach offering high street stores, food court and cafes, as well as a cinema complex and gym. The Shore, Leith Walk, Easter Road, and Great Junction Street all lie within around a mile's radius, offering a wealth of restaurants, cafés, bars, and shops. There is great local schooling and the property is in the catchment for Leith & St Mary's RC Primary Schools and Leith Academy & Holy Rood RC High Schools. Regular buses run to and from the city centre along Leith Links, Restalrig Road and Lochend Road, with further routes accessible from nearby Leith Walk and Easter Road, and with the new Tram extension there is another convenient connection to the city centre and the airport. The city bypass and main motorway networks are also within easy reach.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, AUTOMATIC WASHING MACHINE AND FREESTANDING FRIDGE/FREEZER. THE STORAGE UNIT IN THE REAR GARDEN WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.**

