



49/9 Balfour Street

Leith, Edinburgh, EH6 5DP



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Bright & generous traditional third floor flat just off Leith Walk

- Sitting room with period features
- Kitchen/dining room
- Double bedroom
- Bathroom with 3-piece suite
- Ideal for a first-time buyer
- Bright & well proportioned
- Communal rear garden
- Secure entryphone system
- Excellent location close to local amenities
- Gas central heating & double glazing



Offers Over:

£200,000



B



C



Freehold

Further information can be found in the home report.

About the Property

Located just off Leith walk and close to Pilrig Park, this 1 bedroom third floor flat offers a bright and spacious home, ideal for the first-time buyer. The property lies within walking distance of an excellent range of amenities found in Leith and the neighbouring Shore area, while the City Centre is also within easy reach.

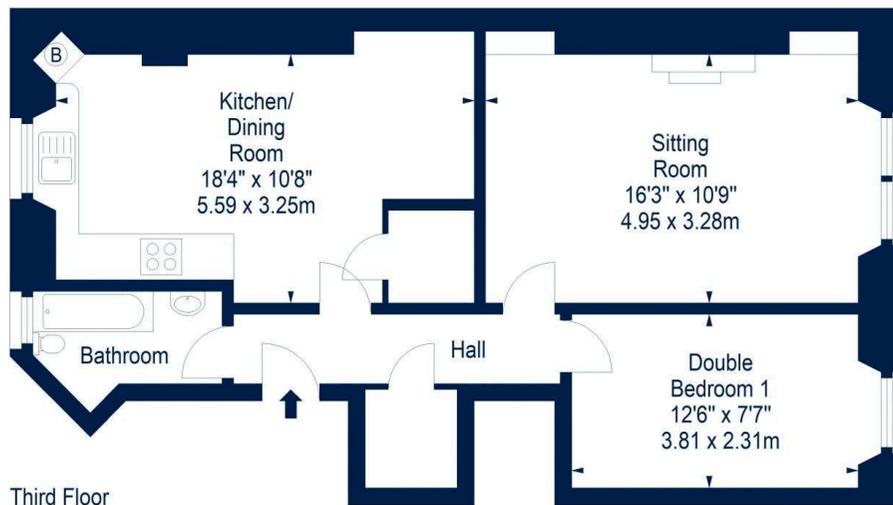
Internally the property is well-presented and benefits from gas central heating & double glazing.

Extras

To include all fitted floor coverings, curtains & curtain poles, cooker, cooker hood, washing machine & fridge/freeze



49 Flat 9 Balfour Street, Edinburgh, Midlothian, EH6 5DP



Third Floor

Flat - Approx. Gross Internal Area - 616 Sq Ft - 57.23 Sq M

For identification only. Not to scale. © SquareFoot 2026



Location

Leith is a buzzing port district, just two miles northeast of the city centre. This historic & vibrant district is characterised by an eclectic mix of bars, cafés & restaurants. It incorporates the Shore area, a cosmopolitan waterfront with an array of pubs & restaurants, including award-winning restaurants & the Royal Yacht Britannia. For recreational facilities, Pilrig Park & Leith Links are close by, while Leith Victoria Swim Centre provides indoor sport & leisure facilities. An efficient bus & tram service run from Leith Walk to & from the city centre, as well as to Edinburgh airport; there are also good road links to all major motorway





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