



23 (2F3) Halmyre Street

Leith, Edinburgh, EH6 8QB



VMH ESTATE AGENTS



Appealing, bright second floor flat forming part of a traditional tenement

- Kitchen/sitting/dining room
- Double bedroom - walk-in wardrobe
- Shower room
- Separate WC
- Popular & convenient location
- Requires upgrading & modernisation
- Shared rear garden
- Permit parking



Offers Over: £155,000

EPC Rating: F

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

Virtually Staged

About the Property

Located in the popular and convenient residential area of Leith, this bright and well proportioned second floor flat forms part of a traditional tenement. The property lies within walking distance of a variety of local amenities on Easter Road and Leith Walk, and the City Centre is within easy reach.

The interior of the property now requires upgrading and modernisation throughout, but it offers superb potential for a buyer to create a home to their own style and requirements.

Extras

All fitted floor coverings, light fittings, oven, hob and extractor hood are included in the sale price.

Note

The property is sold as seen and no warranties or guarantees will be given in relation to the working order of any appliances and systems.



23 Flat 11 Halmyre Street, Edinburgh, EH6 8QB



Second Floor



Flat - Approx. Gross Internal Area - 485 Sq Ft - 45.06 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 and vibrant district is characterised by an eclectic mix of bars, cafés and restaurants. It incorporates the Shore area, a cosmopolitan waterfront with an array of pubs and restaurants, including award-winning restaurants and the Royal Yacht Britannia. There are plenty of shopping facilities in the immediate area and further amenities are easily accessible at Ocean Terminal shopping centre, with a wide range of high street stores, family restaurants, a 24-hour gym and a multiplex cinema. For recreational facilities, the tranquil green spaces of Leith Links and Claremont Park are close by while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. An efficient bus and tram service run to and from the city centre and there are good road links to all major motorway networks. The Edinburgh tram line provides a direct connection through the city centre to Edinburgh airport.



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.