



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

Flat 5, 10 Crichton Place  
Leith Walk, Edinburgh, EH7 4NZ

# Flat 5 10 Crichton Place

Set on the second floor of a traditional building on vibrant Leith Walk, this attractive flat (currently used as an Airbnb) combines modern interiors with charming original details. The home comprises an open-plan dining kitchen and living room, two double bedrooms, and two bathrooms, making it appealing to a wide demographic of buyers, including first-time purchasers, professionals, and rental investors. Outside, 10 Crichton Place offers shared gardens and on-street parking. Additionally, the flat boasts a prime location, and it is surrounded by excellent amenities, scenic outdoor spaces, transport links, shops, cafés, and restaurants, with the city centre within easy reach.

## Property Summary

- Second-floor flat on Leith Walk
- Part of a period building
- Modern interiors with lovely period features
- Entrance hall
- Spacious living/dining room, open to
- Kitchen with fitted units
- Large main bedroom with press shelves
- Versatile second double bedroom
- Family bathroom with an overhead shower
- Modern shower room with a wall-hung mirror
- Shared gardens
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £245,000

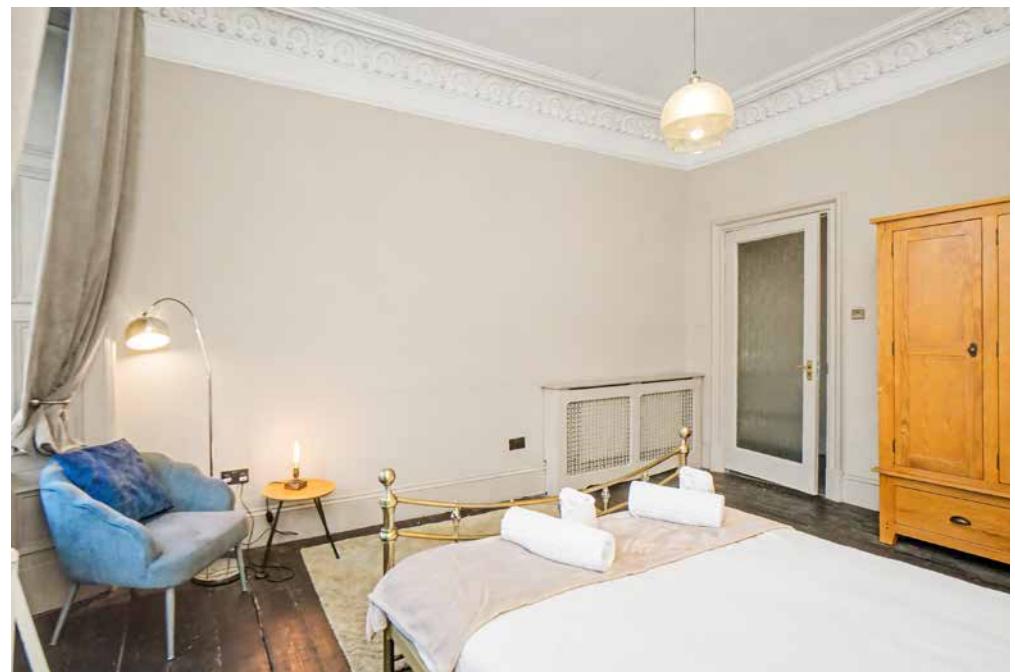
View from the flat







Kitchen with fitted units  
and a large main bedroom  
with press shelves







Extras: All fitted floor and window coverings, and integrated appliances are included in the sale.

Please note that 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.



## Leith Links, Edinburgh

Situated approximately two miles northeast of the city centre, the area of Leith Links forms part of Edinburgh's increasingly popular Leith district, which recently featured on *The Times*' list of 'Coolest places to live in Britain'. The Port of Leith, with its proud identity and sense of community, boasts a fascinating heritage, with many of the old bonded warehouses and grand merchant buildings having been given a new lease of life as part of a comprehensive regeneration project. Residents enjoy the open green spaces of Leith Links and Claremont Park right on their doorstep. These are home to children's play areas, football pitches, tennis courts, a cricket pavilion, and a community croft. Meanwhile, the services and amenities around Great Junction Street and Leith Walk are minutes' walk away, and just around the corner is The Shore: a cosmopolitan hotspot of artisan cafés, trendy bars, traditional pubs, and award-winning restaurants. More extensive shopping is available at Ocean Terminal shopping centre, which accommodates a cinema complex, a 24-hour gym and over fifty high-street stores. Primary and secondary schooling is provided locally, and the area benefits from fantastic public transport links, travelling across the city and beyond, as well as swift and easy access to the A1 and Edinburgh City Bypass. In addition, a tram link along Constitution Street provides the area with a direct commute through the city centre to Edinburgh International Airport.

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dream property!



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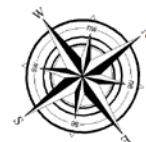
Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Second Floor**

Approx. 68.7 sq. metres (739.5 sq. feet)

