



38/2 SEAFIELD ROAD

Leith, Edinburgh, EH6 7LQ



1

Public Room



1

Bedrooms



1

Bathroom



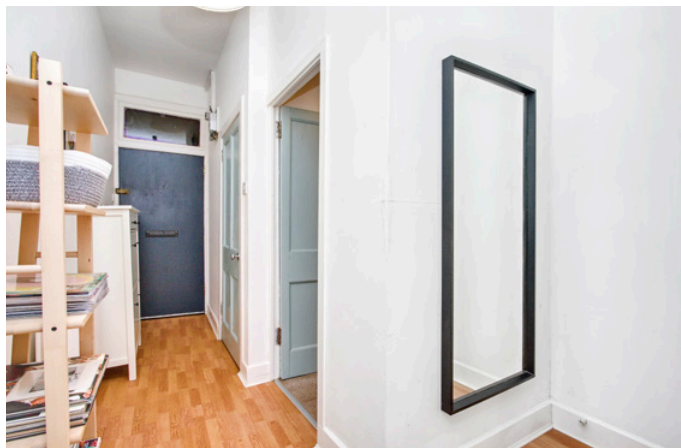
38/2 SEAFIELD ROAD

Introducing a traditional one-bedroom ground-floor flat which is presented with crisp neutral interiors and modern finishings throughout. This beautiful home has the added advantage of a southwest-facing aspect, ensuring light and airy accommodation. It also features a sociable, open-plan reception room and a contemporary kitchen, as well as a newly redone bathroom boasting a new floor, bath, shower fixtures, sink, toilet and wetwall. Additionally, there is a walk-in closet/box room with power outlets, ideal for use as a small office space. In addition, homeowners have shared use of an enclosed garden which has a large lawn.

This property has a desirable location in Leith, set within easy reach of the Marine Esplanade and a beach walk which connects all the way to Portobello – perfect for morning runs and leisurely strolls. A wide range of amenities are also within brisk walking distance, along with the vibrant restaurant and bar scene on Leith Walk. Unsurprisingly, it is a popular setting amongst professional, couples, and first-time buyers alike, especially as the city centre can be reached in roughly 10 minutes by car. The Leith Walk tramline also provides a swift connection to the city centre and to Edinburgh Airport as well.







EPC
RATING



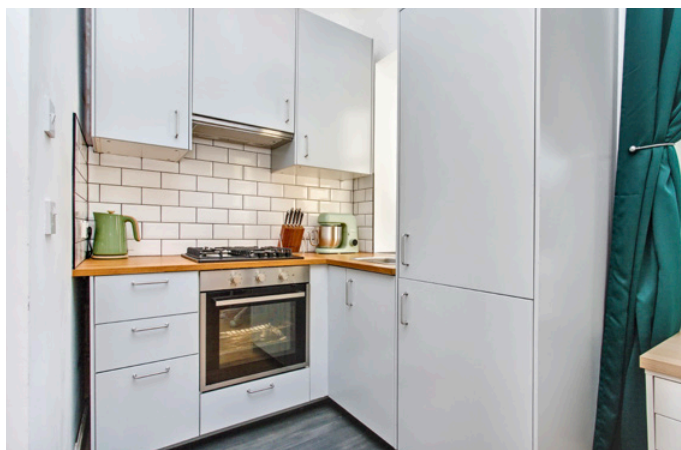
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Ground-floor flat with neutral interiors
- Part of a traditional tenement building
- Excellent location in popular Leith
- Welcoming hall with walk-in cupboard/box room
- Open-plan kitchen/living/dining room
- Modern kitchen with utility cupboard
- Double bedroom with open wardrobe area
- Newly redone bathroom (2025) with overhead shower
- Large communal garden and drying green
- On-street parking in the vicinity

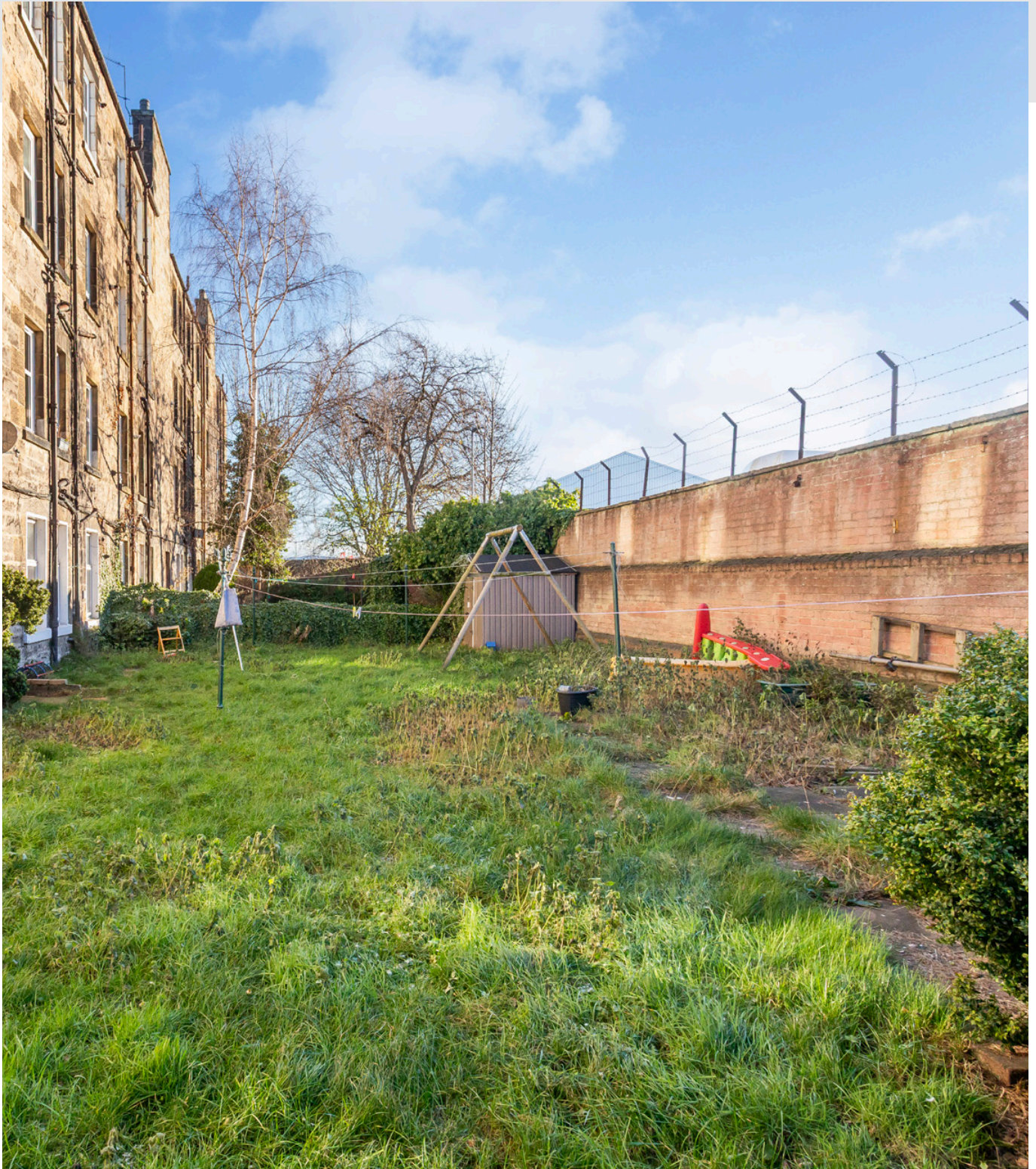






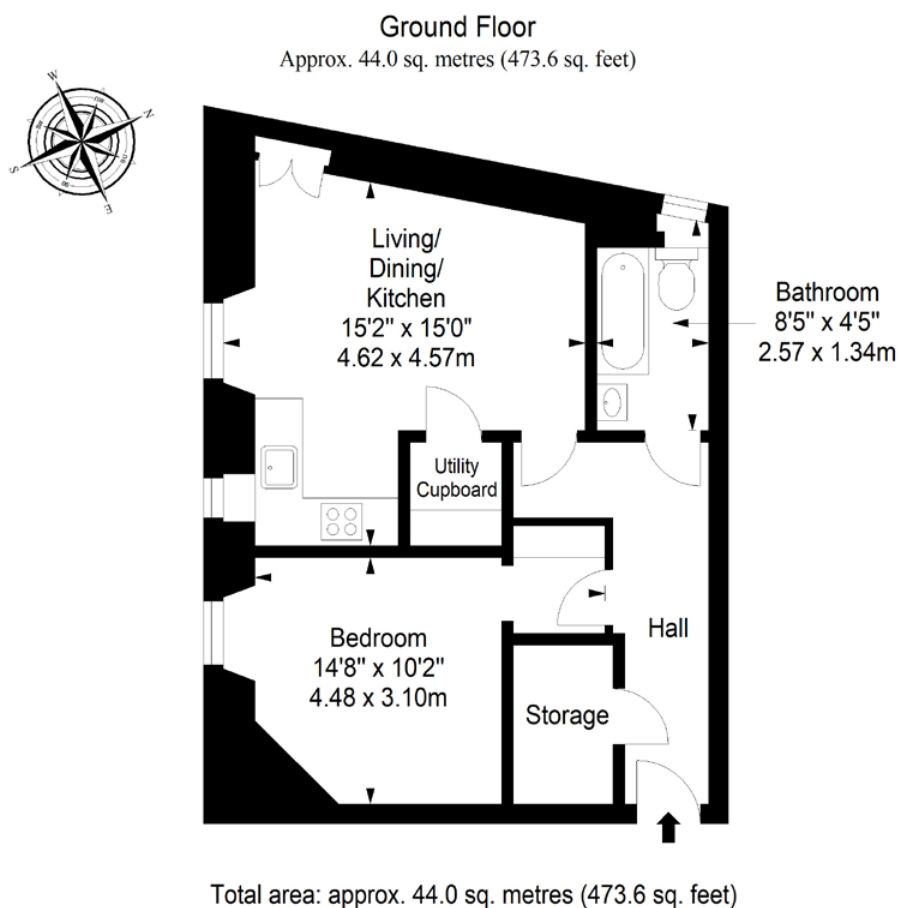


Extras: integrated appliances (oven, gas hob, concealed extractor, and fridge/freezer), and a freestanding dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



LEITH

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.



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