



38/2 SEAFIELD ROAD

Leith, Edinburgh, EH6 7LQ





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.



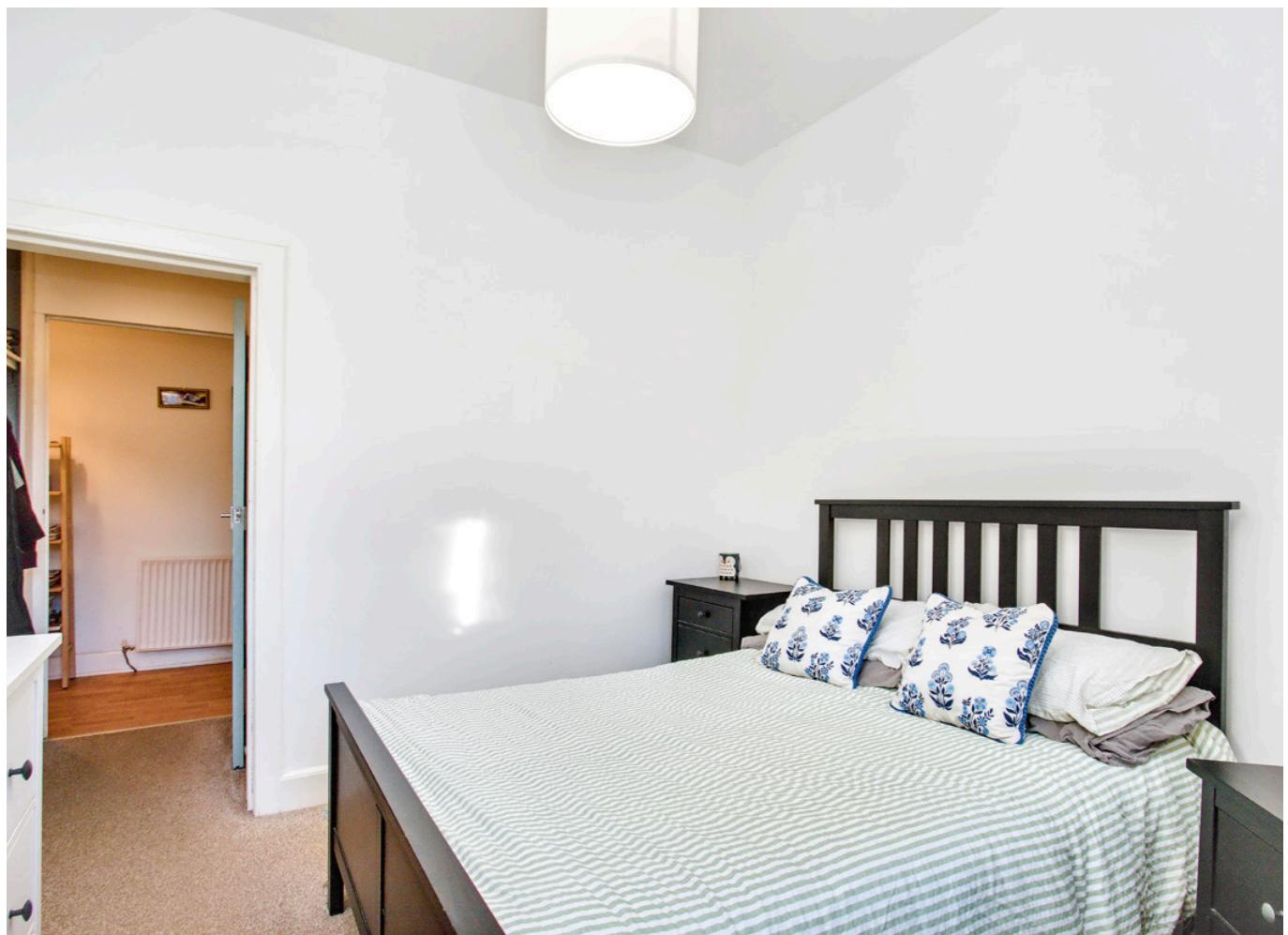


**D**EPC
RATING**A**COUNCIL
TAX BAND**VIEWING**
By appointment only
with Gilson Gray on
0131 516 5366

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





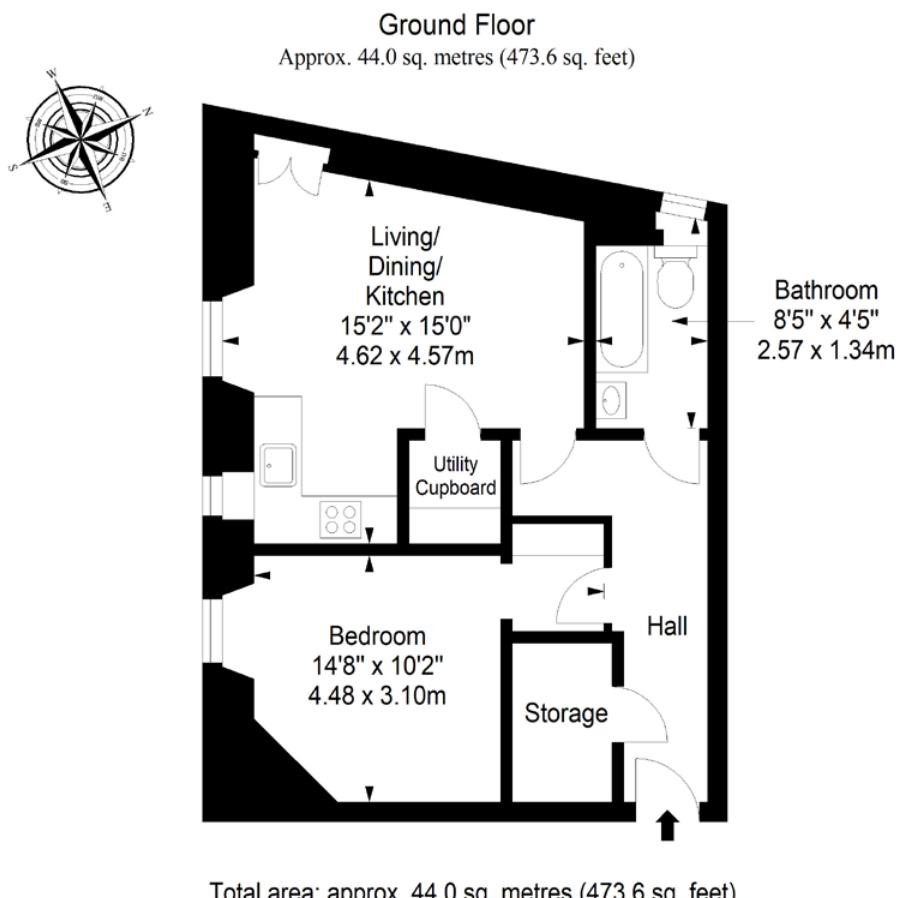


Extras: integrated appliances (oven, gas hob, concealed extractor, and fridge/freezer), and a freestanding dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included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



 @gilsongrayprop

 gilson gray property

 gilson gray property

 @gilsongrayprop



 rightmove

 Zoopla.co.uk

 PrimeLocation
Find the home you deserve

 esp

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.