



# 38/5 SEAFIELD ROAD

Leith, Edinburgh, EH6 7LQ



1

Public Room



2

Bedrooms



1

Bathroom

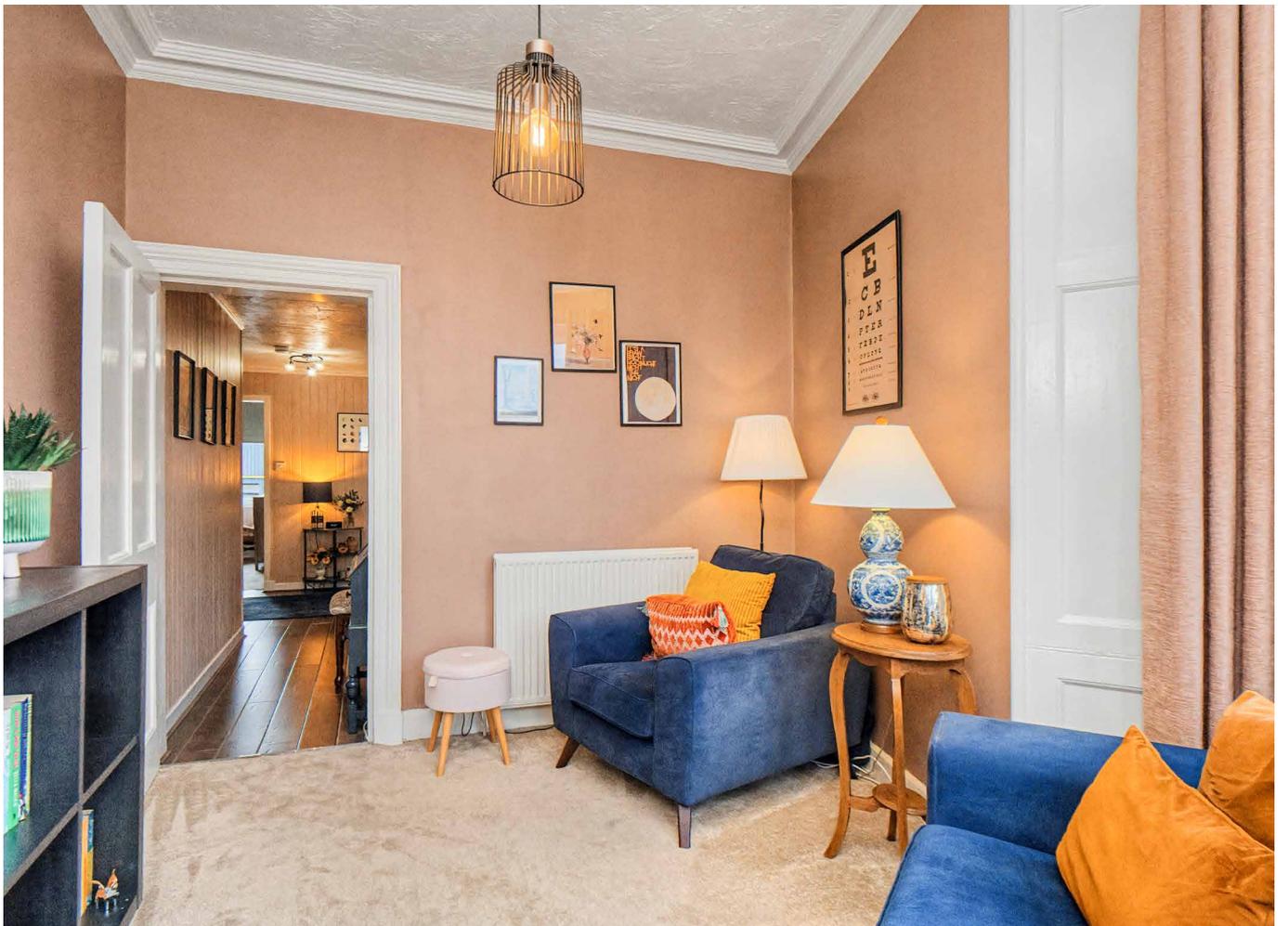


## 38/5 SEAFIELD ROAD

This two-bedroom first-floor corner flat is a charming residence that forms part of a traditional tenement building. It is attractively presented throughout with carefully curated interior design that is sympathetic to the historic character of the property. It features a good-size living room with elegant styling, a southwest-facing kitchen/dining room with ample storage and workspace, and an on-trend shower room with a contemporary three-piece suite. The second bedroom also provides homeowners with additional flexibility, proving ideal as an office or even a nursery.

Just a short stroll from the local beach walk and esplanade, the home has an excellent location in sought-after Leith. Amenities and regular bus links are close to the property, while further shopping facilities and the thriving restaurant and bar scene of Leith Walk are easily reached as well. The flat is also a short 5-minute drive from the sprawling sands of Portobello Beach and roughly 10 minutes by car from the heart of Edinburgh city centre. It is a fantastic setting that will prove highly popular with commuters, professionals, couples, and first-time buyers alike.







C

EPC  
RATING

B

COUNCIL  
TAX BAND

**VIEWING**

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- A well-presented first-floor corner flat
- Part of a traditional tenement building
- Situated in sought-after Leith
- Welcoming entrance hall
- Charming living room with bay window
- Well-appointed kitchen/dining room with pantry
- Double bedroom with walk-in wardrobe
- Versatile second bedroom/office
- Contemporary three-piece shower room
- Lawned communal garden and drying area
- Unrestricted on-street parking







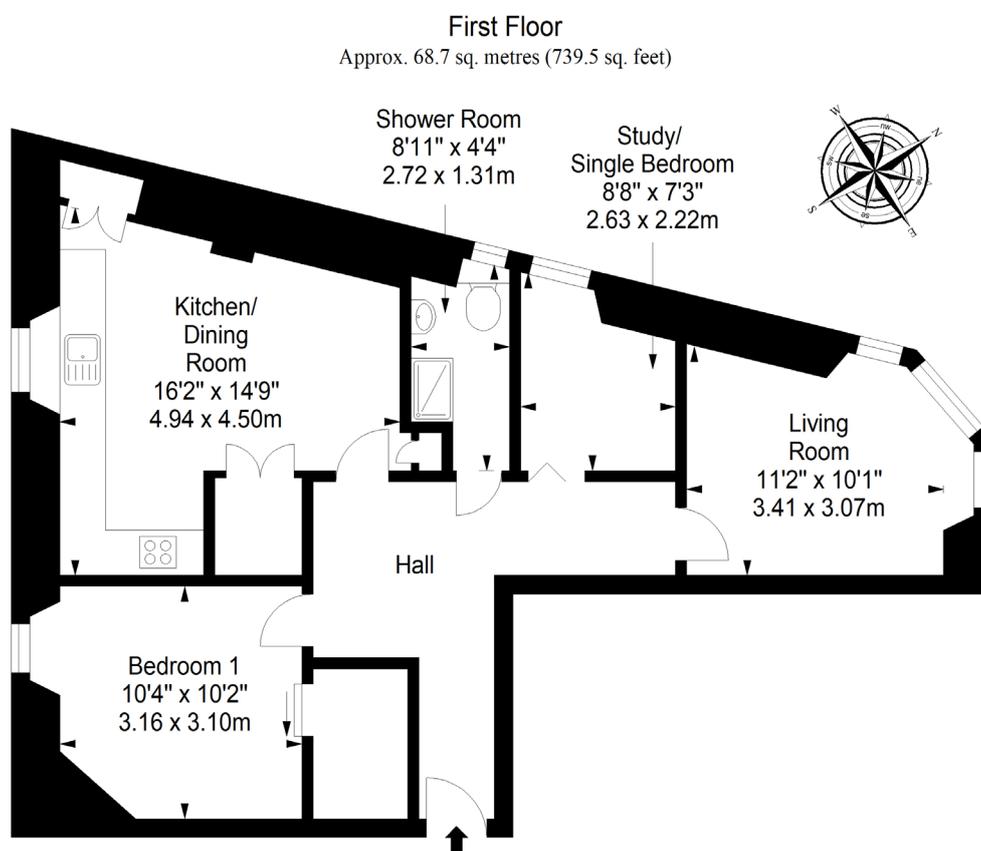
Extras: an integrated oven and induction hob, a freestanding American-style fridge/freezer, a dishwasher, and a washing machine to be included in the sale.

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.



Total area: approx. 68.7 sq. metres (739.5 sq. feet)

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