

Hollybank 16 Seafield Ave

LEITH LINKS, EDINBURGH, EH6 7QG



Elegant period semi-detached home in Leith Links, the property offers an exceptional blend of historic charm and modern comfort



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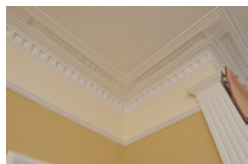
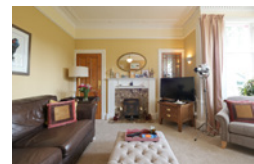
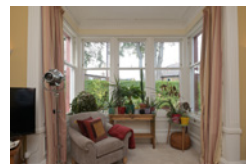


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Set within one of Edinburgh's most sought-after residential areas, McEwan Fraser is delighted to present this elegant period semi-detached home in Leith Links. The property offers an exceptional blend of historic charm and modern comfort. With four bedrooms, plus a versatile dining room that could serve as a fifth bedroom, the property provides spacious, flexible living for the modern family. Beyond its handsome façade, the house is complemented by a beautifully landscaped garden, thoughtfully designed to offer a private sanctuary for relaxation and entertaining. Further benefits include a quiet cul-de-sac setting, off-street parking for multiple vehicles, a brand new central heating system, and a huge basement.

THE LOUNGE



Accommodation is focused on a spacious bay-fronted living room, which has excellent levels of natural light, a warm contemporary colour scheme, and beautiful period features, including an ornate cornice. The proportions on offer give tremendous flexibility for an owner to create their ideal living and entertaining space. As you cross the hall from the living room, you find the formal dining room, which also boasts some wonderful period features and a beautiful feature fireplace.

THE DINING ROOM

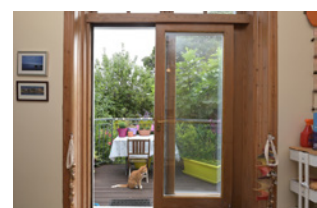


THE KITCHEN



The dining kitchen overlooks the rear garden. There is a generous range of base and wall-mounted units that are arranged around integrated appliances. The units afford excellent prep and storage space for the aspiring chef. Laundry facilities are in an attached utility room. A patio door from the kitchen opens onto a deck which overlooks the rear garden.

The ground-floor accommodation also includes the fourth bedroom and the main bathroom, which is partially tiled and includes a three-piece white suite with a shower over the bath.



THE UTILITY



BEDROOM 4



THE BATHROOM





Climbing the stairs, the first-floor landing gives access to three further bedrooms and a shower room. Bedroom one is the spacious master bedroom, which enjoys integrated wardrobes and plenty of space for a full suite of freestanding bedroom furniture. Bedroom two is a further well-proportioned double with integrated eaves storage, while bedroom three is a single.

THE SHOWER ROOM



BEDROOM 1



the spacious master bedroom, which enjoys integrated wardrobes and plenty of space



BEDROOM 2



BEDROOM 3



Externally, the property sits on a quiet cul-de-sac, within easy walking distance of Leith Links. The front and side of the house have been block paved to accommodate sheds, wood stores, and provide generous off-street parking with an EV charger. There is side access to the rear garden. The rear garden is a complete oasis, with 5 fruit trees and seasonal flowering shrubs and plants. It has been thoughtfully landscaped to give an excellent level of privacy. There is a summer house where you can enjoy the garden and socialise all year round. It is fully enclosed, features a beautiful, large Swedish log burner, and is equipped with power and lights. The seating area in the garden also has outdoor power sockets.

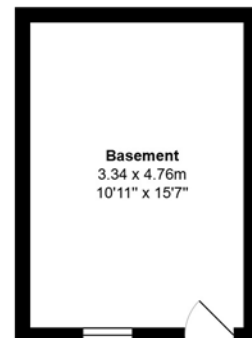
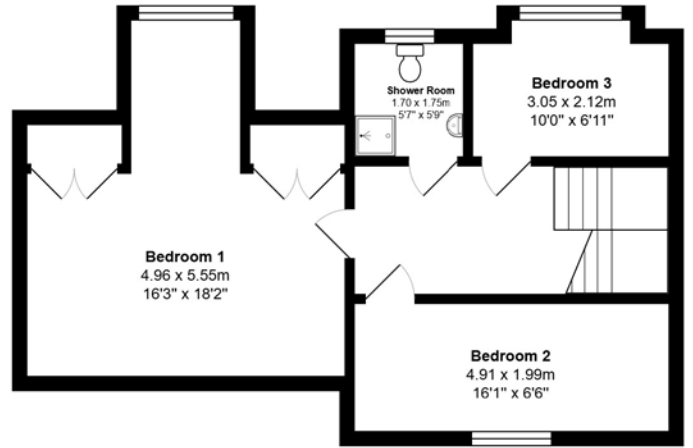
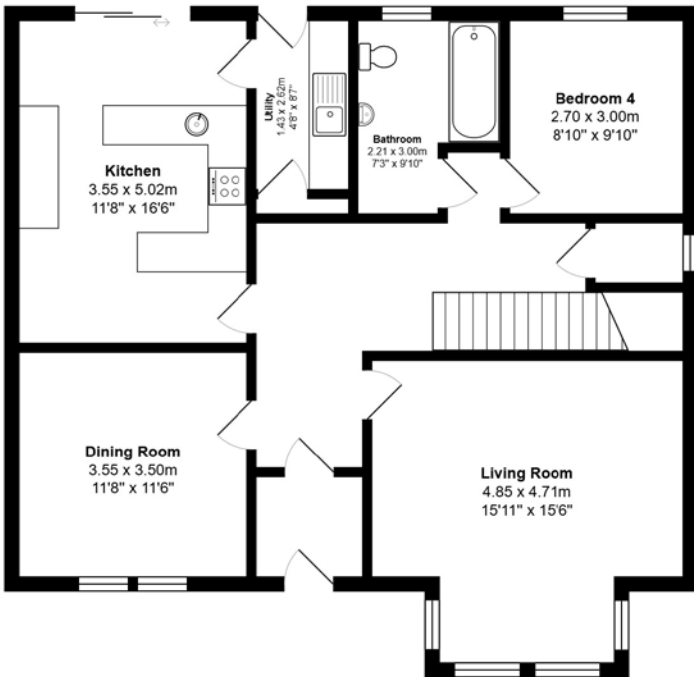
The garden also gives access to the substantial cellar that is currently used as an office, with carpeted flooring, a large radiator and downlighting. Part of the basement has been lined and finished with downlights to give an independent studio space.

EXTERNALS & BASEMENT



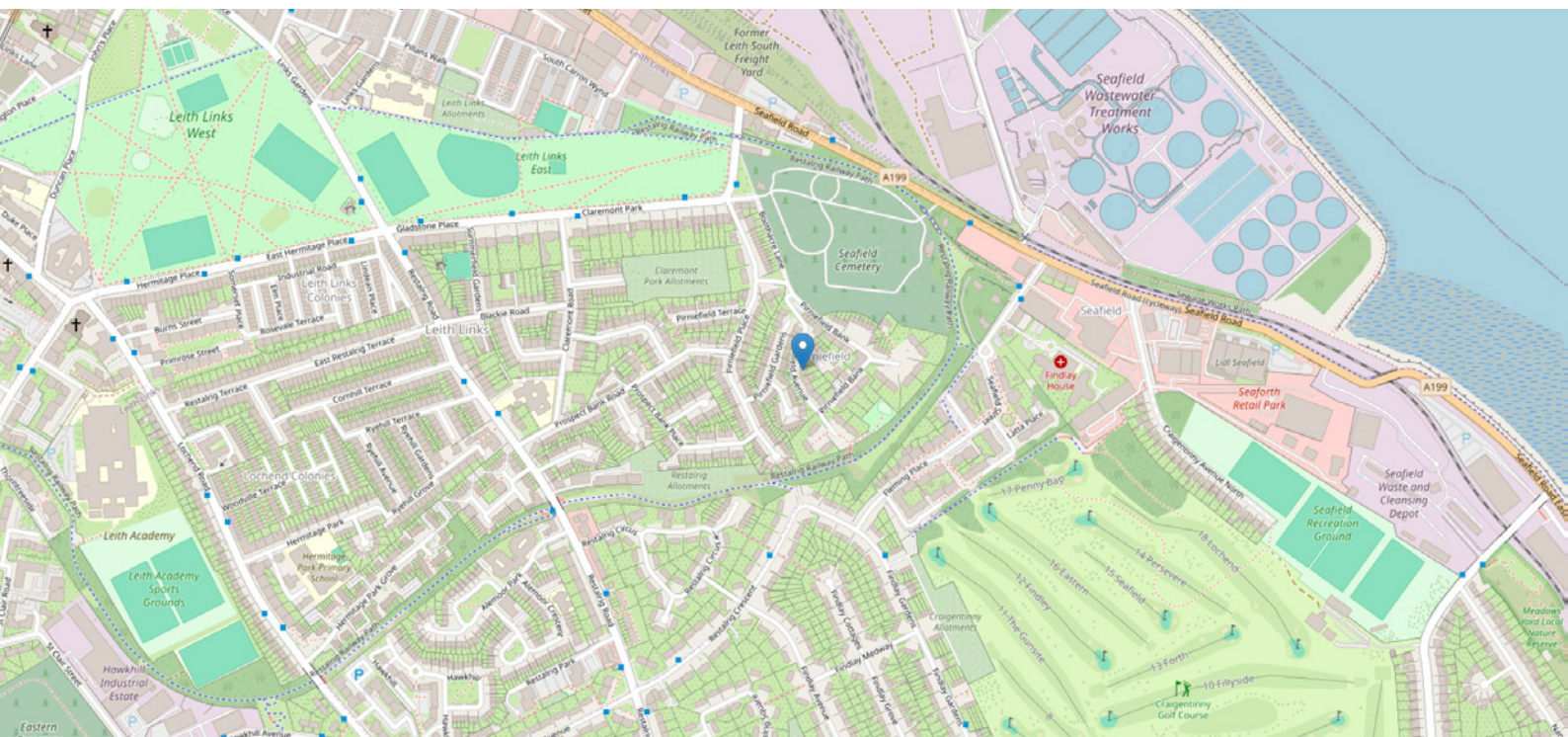


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 131m² | EPC Rating: D



THE LOCATION

Leith Links is a sought-after residential district in Edinburgh's northeast, perfectly positioned between the vibrant Shore area and the popular Portobello Promenade. Celebrated for its expansive green spaces, the neighbourhood is home to Leith Links public park, featuring a community croft, children's play areas, sports facilities, and wide-open lawns enjoyed by families, dog walkers, and fitness enthusiasts. The nearby Water of Leith Walkway offers picturesque riverside paths for walking and cycling towards the city's west.





Families benefit from a good choice of local nurseries and well-regarded primary and secondary schools, including Leith Primary School, St Mary's RC Primary School, and Leith Academy, all within easy reach. Several private nursery options are also available in the wider area.

Everyday shopping needs are well served by local stores, with both Tesco (at the foot of Leith Walk) and Lidl close by. For dining and leisure, the Shore boasts an impressive range of cafés, bars, and acclaimed restaurants, while Ocean Terminal provides high street retailers, a cinema, gym, and casual dining options. Within roughly a mile, Leith Walk, Easter Road, and Great Junction Street offer further shopping, food, and nightlife choices.

Transport links are excellent, with frequent bus services along Leith Links, Restalrig Road, and Lochend Road, as well as additional routes from nearby Leith Walk and Easter Road. The new tram extension provides a fast connection to the city centre and Edinburgh Airport, and the city bypass and motorway network are easily accessible.



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