

3F2 377 Leith Walk

EDINBURGH, EH6 8SE



TOP FLOOR TWO-BEDROOM PERIOD
FLAT ON LEITH WALK



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An exceptional top-floor two-bedroom flat occupying a prominent position on Leith Walk, this beautifully presented home blends outstanding period charm with elegant modern styling.

The property is introduced by a striking communal staircase, recently and tastefully redecorated by the owners within the block, enhanced by a stunning cupola that floods the stairwell with natural light. Internally, the flat continues to impress with a welcoming hallway and impressive proportions throughout, complemented by soaring ceilings and an abundance of original Edinburgh features.

The standout living room forms the heart of the home, featuring magnificent sash and case windows framing uninterrupted views towards the historic church opposite. Original fireplace detailing, traditional Edinburgh press storage, and a generous cupboard space further enhance the room's character and practicality.

The Property



Both bedrooms are well-proportioned doubles. The principal bedroom is particularly noteworthy, boasting an original fireplace and a charming architectural nook, alongside its own distinctive history as a former front cover feature of The London Review of Books. The second bedroom continues the sense of scale and light found throughout the property.





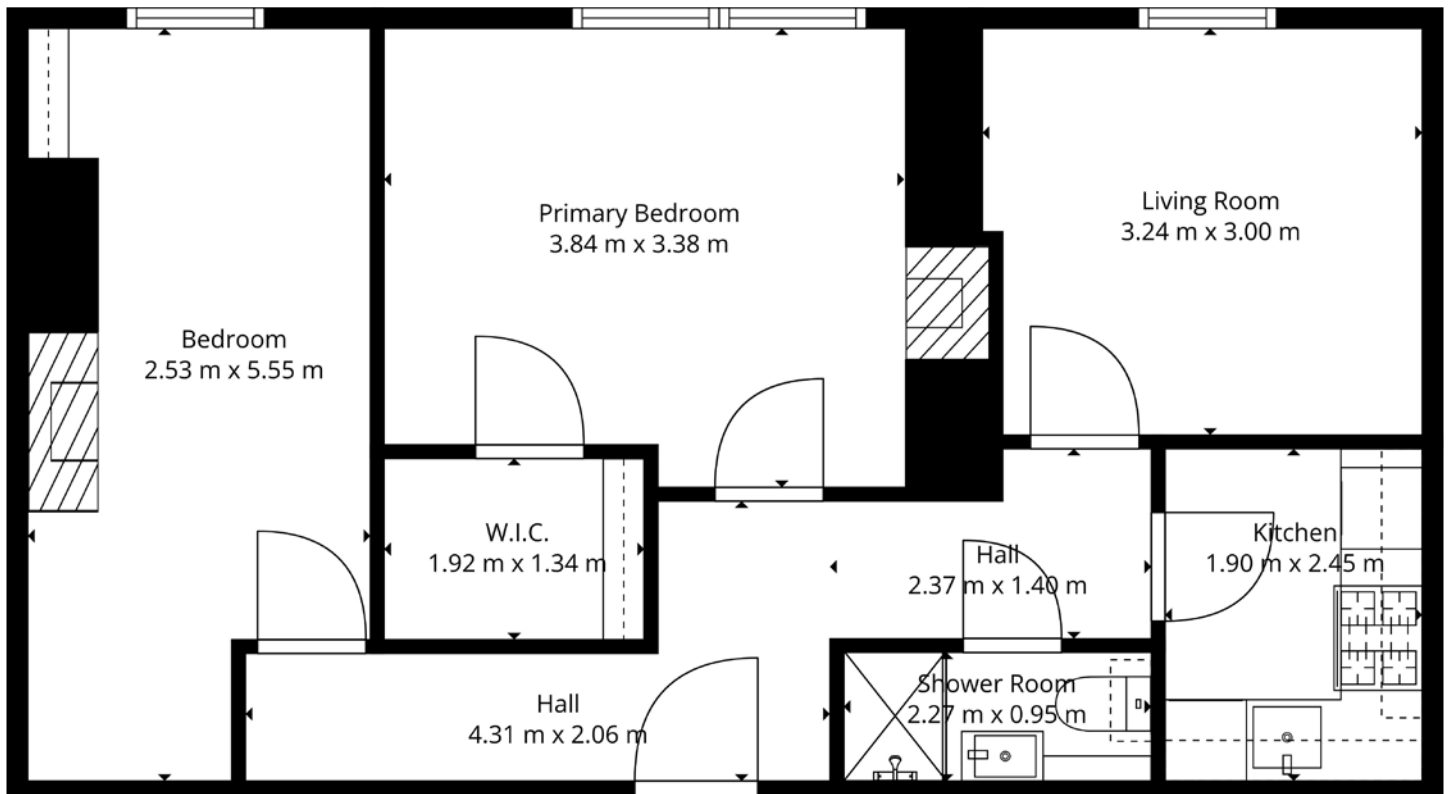


The kitchen is thoughtfully designed to maximise space and functionality, offering an integrated gas hob and oven, wall-mounted cabinetry, and ample storage solutions, making excellent use of the internal layout. The bathroom is a stylish bijoux space, complete with tasteful tiled splashback and contemporary finishes.









Gross internal floor area (m²): 53m²

EPC Rating: D

Floor Plan

Further benefits include beautifully preserved original flooring, Farrow & Ball décor throughout, a combi boiler system, and access to a well-maintained communal garden to the rear. A rare opportunity to acquire a character-filled home in one of Edinburgh's most vibrant and well-connected locations, combining period elegance, generous proportions, and exceptional natural light.





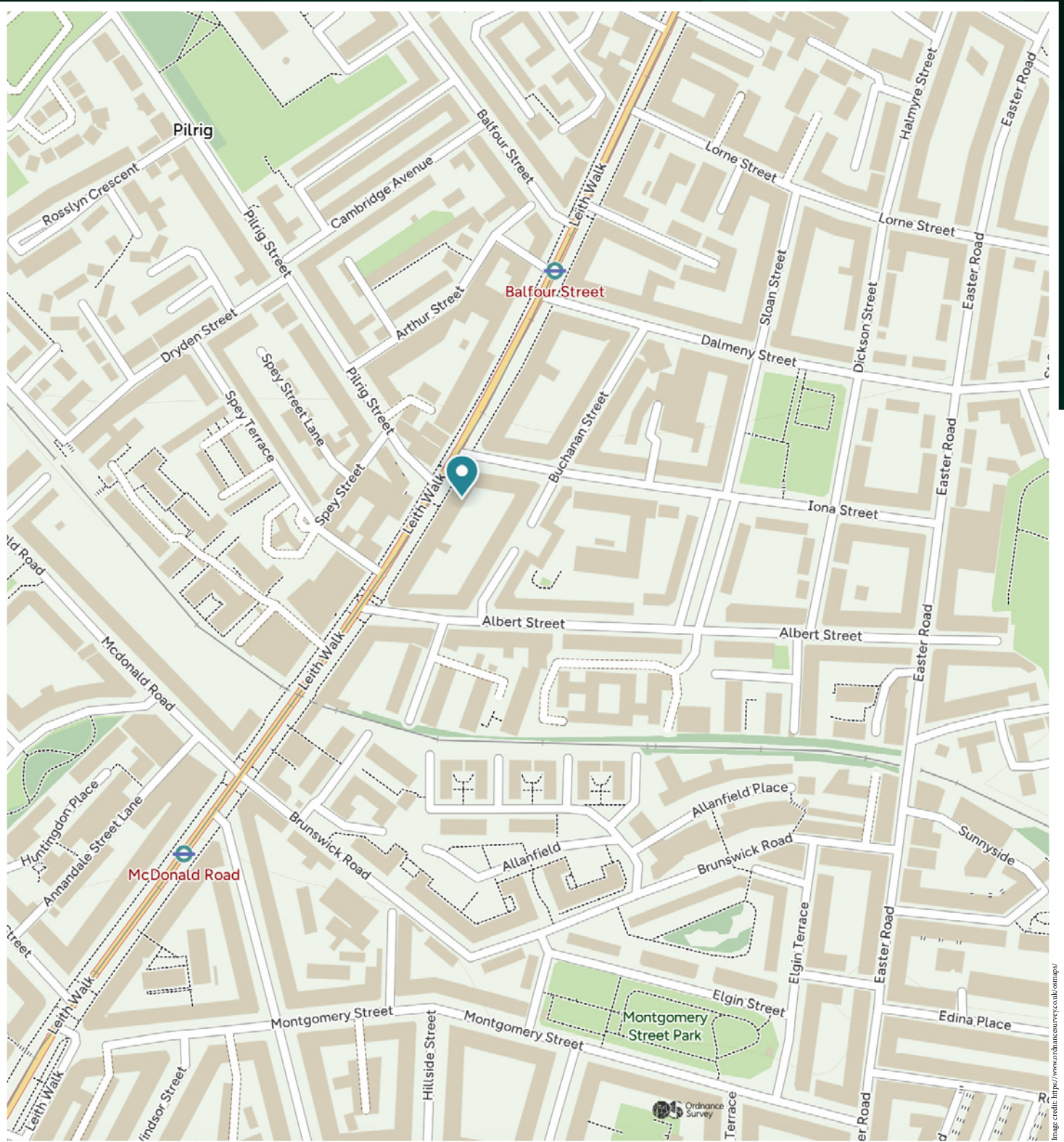


Leith Walk is one of Edinburgh's most dynamic and well-connected thoroughfares, linking the City Centre with the vibrant waterfront of Leith. The area offers an exceptional range of amenities on the doorstep, including independent cafés, bars, restaurants, supermarkets, and local retailers, creating a lively and convenient urban lifestyle.

Excellent transport links are available with frequent bus services running along Leith Walk, providing quick access into the City Centre, Waverley Station, and beyond. The new tram line also offers direct connectivity to Edinburgh Airport, making the location ideal for both commuters and frequent travellers.

Nearby attractions include the popular St James Quarter, Calton Hill, and the historic Old Town, while the Shore area of Leith is just a short distance away, renowned for its waterfront dining and cultural scene. Residents are also within easy reach of green spaces such as Leith Links and Holyrood Park, offering a balance of city living with access to outdoor recreation.

The Location



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Part
Exchange
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THE SUNDAY TIMES
THE TIMES



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Surveyor



Layout graphics and design
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Designer

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