

5/9 Edina Street EDINBURGH EH7 5PN

Offers Over £190,000

- Living/kitchen/dining room
- Kitchen fitted with a range of floor and wall units, electric hob and oven, white goods and breakfast bar
- Large double bedroom
- Large box room
- Bathroom fitted with three-piece suite and mains shower over the bath featuring rainwater shower head
- Gas central heating
- Well kept communal garden with allotments
- On-street permit parking

Council Tax Band: B

Tenure: Freehold



Flat

This superb one-bedroom tenement flat in the highly sought-after area of Leith is sure to appeal to a wide range of buyers. Offering generous living space and excellent local amenities, the property is expected to attract considerable interest—early viewing is strongly recommended to avoid disappointment.

The accommodation comprises a bright and spacious open-plan living/kitchen/dining area, ideal for relaxing or entertaining family and friends. The kitchen features a range of floor and wall-mounted units, electric hob and oven, integrated appliances, and a convenient breakfast bar—perfect for casual dining. The large double bedroom is quietly positioned to the rear of the building, overlooking the well-maintained communal gardens. A versatile box room offers excellent flexibility for use as a home office, dressing room, or additional storage. The newly fitted bathroom includes a modern three-piece suite with a mains-fed shower over the bath, complete with a rainfall shower head. Additional benefits include gas central heating, single glazing throughout, and beautifully kept communal gardens featuring raised beds for allotments. On-street permit parking is readily available.

Situated within the vibrant district of Leith, to the east of the City Centre and within easy reach of Leith Links Public Park. There is an excellent range of shopping amenities in the vicinity, with Lidl just across the street and a Tesco at the bottom of Easter Road. The property is well-placed to take advantage of a superb range of shopping outlets within Leith itself, whilst just a short drive away is the fashionable Shore area with its cafes, gastro-pubs and award-winning restaurants. Local leisure and recreational facilities include Ocean Terminal retail and leisure complex with a multiscreen cinema and a Marks & Spencer's food hall. An efficient public transport network including the tram is on hand, which operates to other parts of the city and surrounding areas and the city bypass and main motorway networks are also within easy reach.

Viewing by appointment on 0131 337 1800

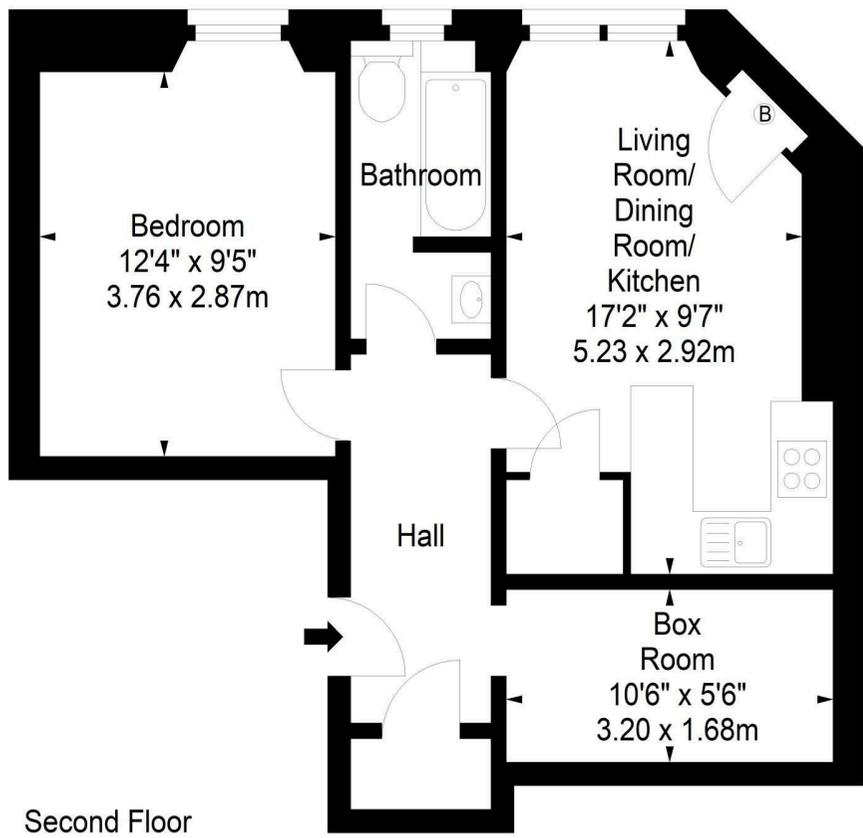




Edina Street,
Edinburgh,
Midlothian, EH7 5PN



Approx. Gross Internal Area
471 Sq Ft - 43.76 Sq M
For identification only. Not to scale.
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Second Floor



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