



223 (2f1) Leith Walk
LEITH | EDINBURGH | EH6 8NX


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Set in the heart of Leith on the doorstep of some of the city's finest amenities and with the tram and quick bus links nearby this five bedroom, second floor flat enjoys a HMO license and would make an ideal investment in an ever up and coming area. The property had previously been achieving £2,550pcm - over £30,000 per annum and based on the home report valuation of £375,000 this creates a strong yield of over 8%.

The property boasts a welcoming hallway, five bedrooms, two bathrooms and an immaculate lounge/kitchen with furniture available by separate negotiation.

- Heart of Leith location
- Moments from excellent amenities
- Valid HMO license
- Welcoming hallway
- Bright open plan lounge/kitchen
- Five bedrooms
- Two bathrooms

EPC band C



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

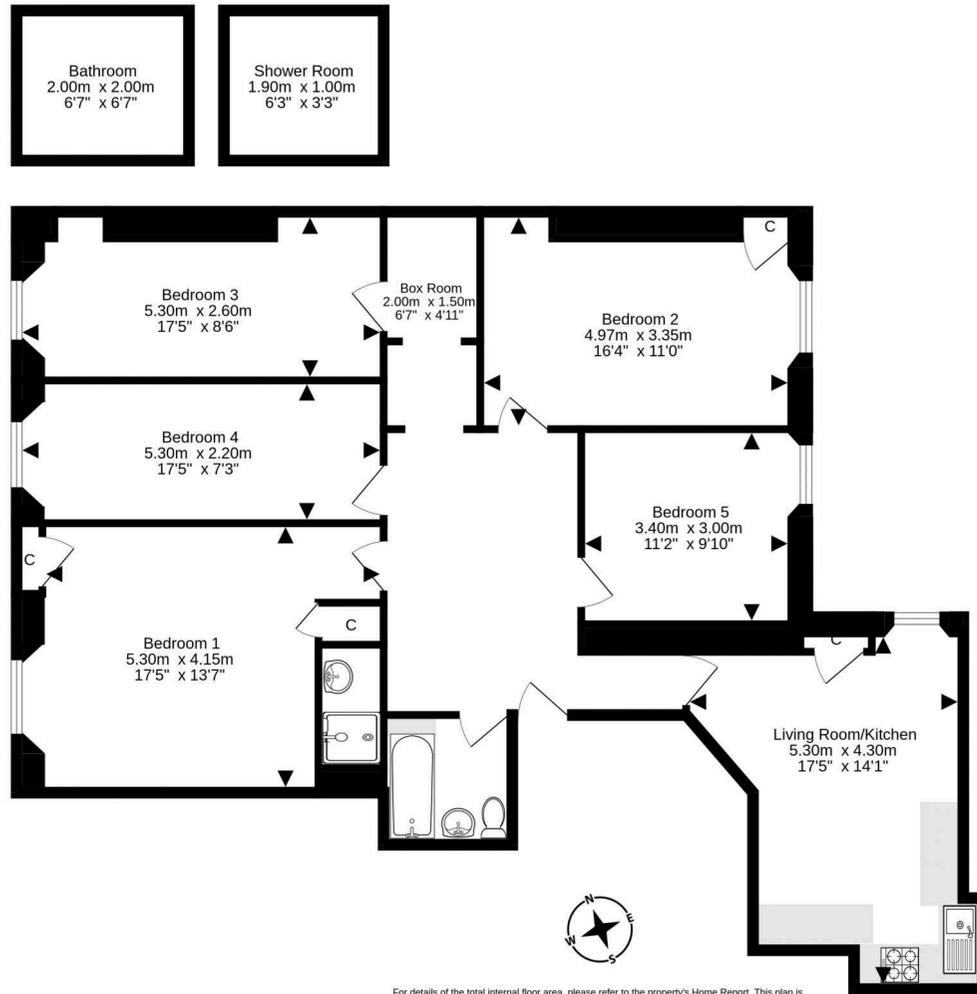


The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





Ground Floor



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