



45/ 6 Prince Regent Street,

**Leith, Edinburgh,
EH6 4AR**

Offers Over £180,000

A Highly Attractive, Dual Aspect,
Second Floor Flat, Very Convenient
For Accessing Abundant Shops,
Services and Transport Links

Key Features

- Living Room
- Dining Kitchen
- Double Bedroom
- Bathroom
- Box Room
- Entrance Hall
- Gas Central Heating
- Double Glazing
- Communal Garden
- On-Street Parking
- Adjacent to Park



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Outdoor Space and Practical Benefits

To the rear, an enclosed communal garden offers a tranquil green space backing onto the park. On-street parking is available to the front by residents permit.

Energy Rating: C

Council Tax Band: B

Approx. internal area: 44 sq.m.

Elegant Dual-Aspect Second Floor Flat in Leith

This attractive and beautifully presented dual-aspect second floor flat is ideally situated for those seeking the perfect balance of historic charm and modern convenience. The property offers generous living space and a superb location just moments from Ocean Terminal, the vibrant Shore area, and excellent transport links into Edinburgh city centre and beyond.

Contemporary Comfort Meets Period Elegance

This home seamlessly blends contemporary décor with traditional features. The inviting living room is complemented by a striking cast iron fireplace and timber panel doors, while engineered oak wood flooring flows through the entrance hall and spacious dining kitchen. Double glazing and modern gas central heating with Hive thermostatic control ensure year-round comfort.

Stylish, Well-Appointed Spaces

The heart of the home is a modern kitchen with an uninterrupted southerly outlook across North Junction Street Park. The room is equipped with a recently installed gas hob and electric oven, plus dishwasher, tall fridge/freezer, and washing machine, as well as a traditional clothes drying pulley. There is ample space for dining with friends. The double bedroom offers a peaceful retreat, while the stylish bathroom features contemporary white sanitary ware, a boiler-fed mixer shower, storage cabinet, and chic tiling. The practical box room, accessed from the entrance hall, provides abundant storage capacity, or potential for future development (subject to consent).

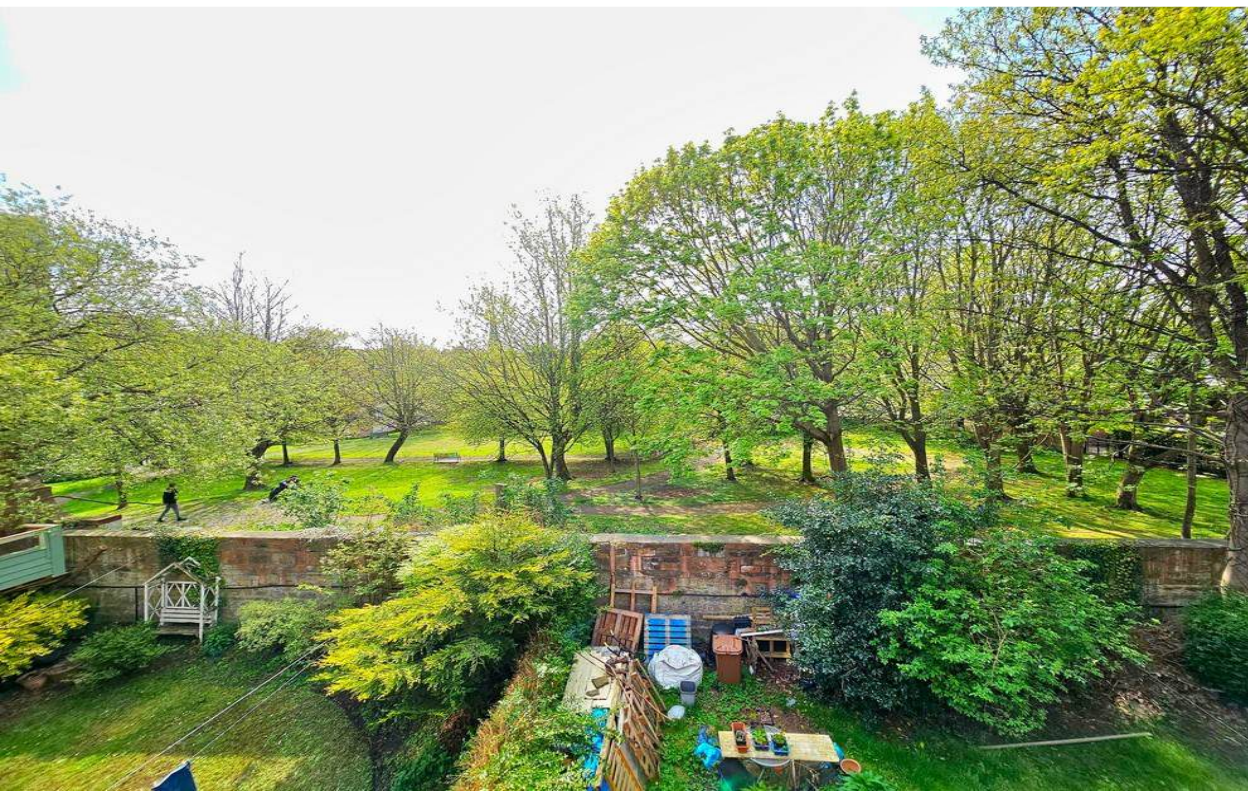




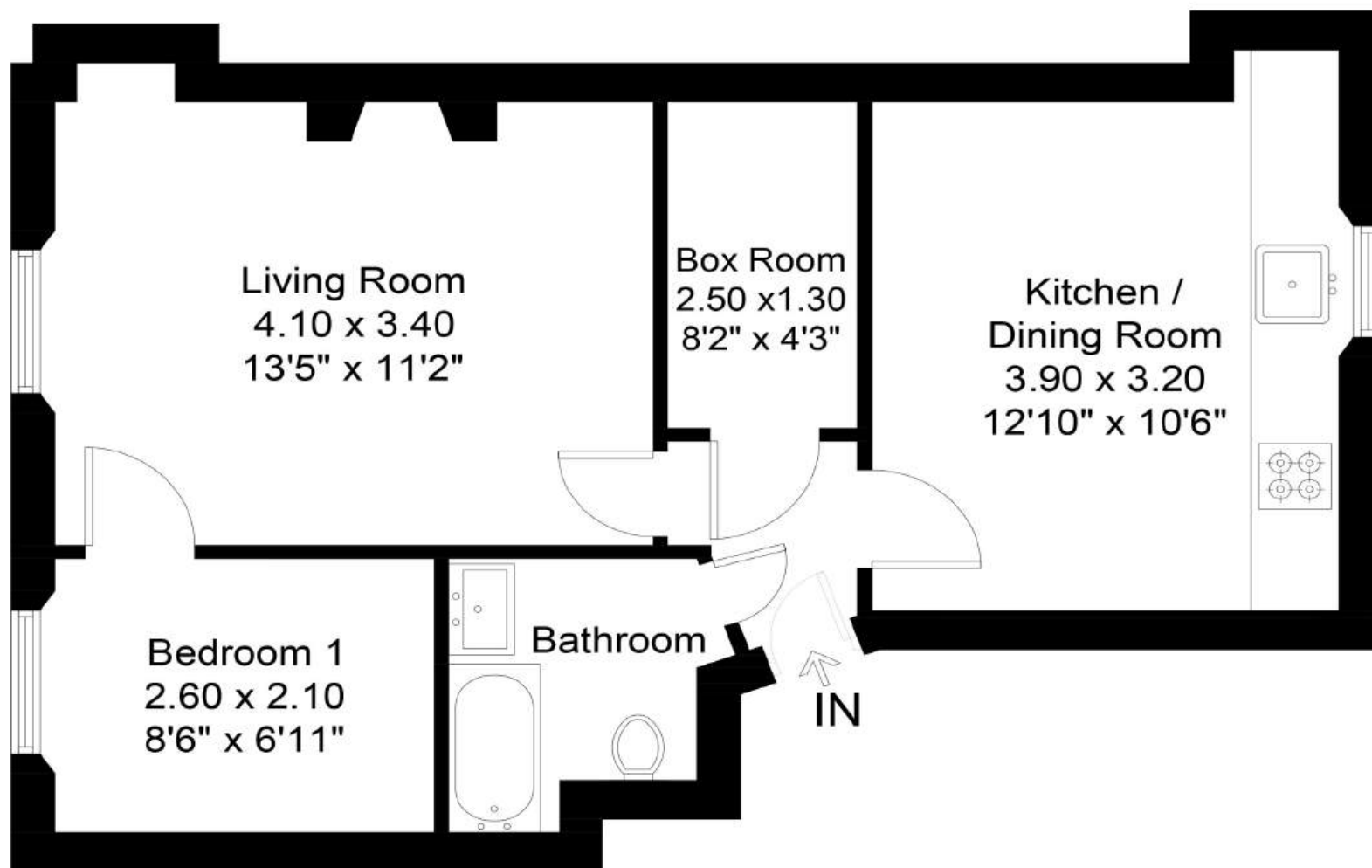


LOCATION

Prince Regent Street is a notable example of early 19th-century urban planning to form "Leith New Town," inspired by the success of Edinburgh's New Town. It combines Georgian and Victorian architecture overlooked by the imposing North Leith Parish Church at the west end of the street. Only moments away from Newhaven harbour and tram stop in one direction and The Shore district of Leith in the other, this location provides the attractive combination of historic charm with super convenience for diverse shopping, leisure options and transport links. Ocean Terminal offers a comprehensive retail experience, complete with a cinema and leisure facilities, while local gyms like David Lloyd and Pure Gym cater to fitness enthusiasts. Abundant green spaces include North Junction Street park adjacent to the property, while leisurely walks can be enjoyed along the Firth of Forth shoreline. The Shore area is a hub of culinary and social activity, featuring a diverse array of bars, cafés, and award-winning restaurants. Excellent public transport links, including the newly extended tram line to Newhaven, ensure seamless connections to the city centre and airport. The blend of amenities, outdoor space and lifestyle options makes the area highly appealing to residents and promising for investment.



45/6 Prince Regent Street



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point.
Not to scale.

Floor Plans

“A VERY PROFESSIONAL SERVICE. COMMUNICATION AND UNDERSTANDING OF OUR NEEDS WAS EXCELLENT, AND AGREEMENTS CLEARLY DEFINED. I WOULD NOT HESITATE TO USE THEIR SERVICES AGAIN.”

(Patrick Lowe, Abbeyhill)

MAKING THE MOST OF YOUR PROPERTY SEARCH

Every stage of your property journey matters. Here are some friendly tips to help you navigate the search process effectively and considerately.

HOME REPORT OR VIEWING FIRST?: It's a common question, and there's no absolute, right or wrong answer. Home Reports offer valuable insight into a property's condition, but they can sometimes highlight issues in a way that feels **overly cautious**. So, some people decide against viewing a property without fully understanding the true nature of issues they perceive to be too negative. Additionally, Home Reports don't cover other, equally important aspects like the **neighbourhood, atmosphere, or layout**—all of which can only be truly appreciated in person.

If you're intrigued by a property, consider booking a viewing early on. Seeing it for yourself can help put the details of the Home Report into context and give you a more balanced impression, not just of the property, but also of Home Reports generally.

ARRANGING A VIEWING: There are often a few ways to book an appointment. If a phone number is provided, it's usually the quickest and simplest way to find a mutually convenient time. In any case, follow the booking instructions shown on the website. Booking a viewing isn't a commitment to buy—it's **simply your chance to explore the property**, so don't be bashful! Just remember that sellers and agents may have other commitments, so a little flexibility goes a long way.

BE COURTEOUS WITH COMMUNICATION: If you've requested information or expressed interest in viewing but change your mind, that's perfectly fine—**just let the other party know**. Texting can be a good option. A quick message saves time and avoids unnecessary follow-ups. It's a small courtesy that's always appreciated.

DURING THE VISIT: You're stepping into someone's home, so punctuality and respect make a big difference. **If you're running late, give a quick call or text**. There may be other viewers scheduled before or after you, so sticking to your appointment time helps everyone stay on track.

AFTER YOUR VIEWING: Prospective buyers are strongly advised to have their solicitor **note interest as soon as possible**, especially where a closing date may be set

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Any offer should be made using the Combined Standard Clauses. Confirmation of what is included in the sale should be obtained via your solicitor. No services, appliances, or systems have been tested, and no warranty is given as to their condition or compliance with regulations. Council Tax banding should be verified with the relevant local authority.

These particulars do not form part of any contract. All information is provided in good faith and believed to be correct, but is not guaranteed. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy and the suitability of the property.

The seller is not bound to accept any offer, including those at or above the Fixed Price, where applicable. All content within this document is the copyright of Aikman Bell, Solicitors & Estate Agents, and may not be used or reproduced without written consent.