NEILSONS

Solicitors & Estate Agents

Fixed Price

£165,000

17 1F3 Bothwell Street

Easter Road | Edinburgh | EH7 5PX

This well-proportioned first floor flat offers an excellent opportunity to acquire a comfortable one-bedroom home in a convenient and popular Edinburgh location. Ideally suited to a first-time buyer, professional or investor, the property benefits from a secure entry system, generous storage and the practical advantages of gas central heating and double glazing.

- 1 Bedroom
- 1 Public Room
- 1 Bathroom
- Zoned Permit Parking
- EPC Rating – C
- Council Tax Band - B

Description

Accessed via a secure communal entry system, the property opens into a welcoming hallway with useful storage, providing access to the accommodation. The bright reception room is a well-proportioned living space with a feature fireplace providing an attractive focal point. The kitchen is located directly off the reception room and benefits from a window, a good range of fitted units and a selection of appliances including a gas hob, oven, fridge, freezer and washing machine. The double bedroom is a generous room with ample space for free standing storage. Completing the accommodation is the bathroom, fitted with a three-piece suite incorporating a bath with electric shower over. Further benefits include gas central heating and double glazing, ensuring a comfortable and energy-efficient home throughout the year. Overall, this is a well-presented and conveniently located property offering comfortable accommodation, excellent storage and easy city living, making it an appealing choice for both owner-occupiers and buy-to-let investors.

Extras

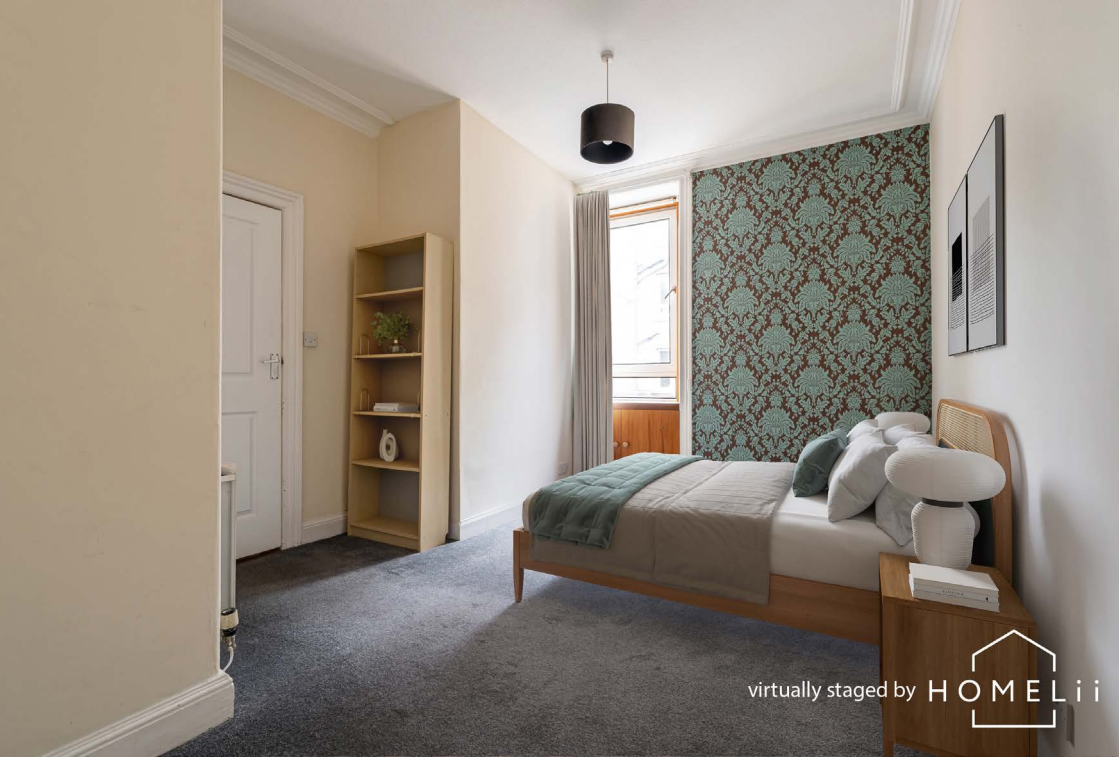
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Parking

For the car owner, the property falls within N6 controlled parking zone, with a permit required to park Monday to Friday 8:30am-5:30pm with free parking out with these core times. Selected pay and display bays are available for visitors during these core hours.

Viewing

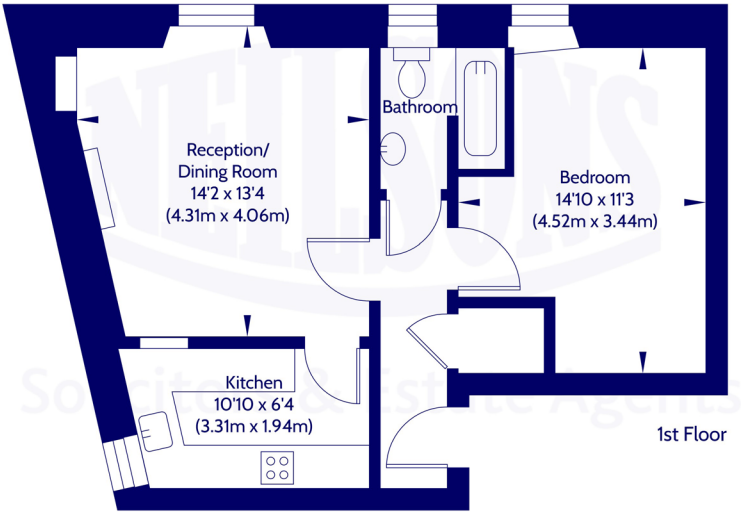
By appointment through Neilsons (0131 625 2222).



Location

Bothwell Street is ideally situated within the popular Leith Walk area of Edinburgh, offering an excellent combination of convenient city living and a wide range of local amenities. The property is well placed for access to Easter Road, Leith Walk and the surrounding streets, where there is an extensive selection of independent shops, supermarkets, cafés, restaurants, bars and everyday services. For leisure and recreation, Pilrig Park, Leith Links and Holyrood Park are all within easy reach, while the Water of Leith provides attractive walking and cycling routes. The vibrant Shore area is also readily accessible, offering an excellent choice of restaurants, bars and cafés around the waterfront. The property is particularly well positioned for public transport, with regular bus services operating from the surrounding streets and the tram network accessible from Leith Walk, providing convenient connections through the city and onwards towards Edinburgh Airport. Edinburgh Waverley Station is also within easy reach, offering rail connections across Scotland and the wider UK. For motorists, there is straightforward access to the A1 and City Bypass, providing connections towards East Lothian and the wider motorway network, while Edinburgh city centre is only a short distance away. With its excellent amenities, transport links and proximity to both the city centre and Leith's extensive leisure facilities, Bothwell Street is a highly convenient location for city living.

Approx. Gross Internal Floor Area 46 Sq M / 498 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk 0131 625 2222 www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

WINNER SCOTTISH LEGAL AWARDS 2025 · WINNER SCOTTISH LEGAL AWARDS 2024 · WINNER SCOTTISH LEGAL AWARDS 2023 · WINNER SCOTTISH LEGAL AWARDS 2022 · WINNER SCOTTISH LEGAL AWARDS 2021 · WINNER SCOTTISH LEGAL AWARDS 2020 · TheNegotiator Awards 2019 REGIONAL AGENCY OF THE YEAR SCOTLAND GOLD · TheNegotiator Awards 2020 REGIONAL AGENCY OF THE YEAR SCOTLAND GOLD · Gold TheNegotiator Awards 2019 Regional - Scotland of the Year