



ELM PLACE

1 Industrial Road
LEITH LINKS | EDINBURGH | EH6 8AJ


warners
solicitors & estate agents



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Beautifully presented and rarely available main door apartment forming part of a well-established traditional building, quietly positioned in the sought-after Leith Links area, close to an excellent range of local amenities.

This lovely main door apartment offers comfortable and very well-planned accommodation over two levels, in walk-in condition throughout. The dual aspect, open plan living area is a particularly appealing room with ample space for dining and living room furniture with access to a convenient laundry/storeroom. The modern fitted bathroom has been stylishly appointed, the bedroom has an excellent level of storage and it further benefits from double glazing and electric panel heating. Early viewing of this superb, unique apartment is highly recommended.

- Entrance vestibule
- Contemporary open plan living / dining room / kitchen
- With laundry/storage cupboard
- Modern fitted kitchen
- Double bedroom with large built-in wardrobe
- Stylishly appointed bathroom with white suite and mains shower over bath
- Electric panel heating
- Sash & case double glazing
- Ample on-street parking

All fitted floorcoverings, the blinds, integrated oven and the fridge and freezer are included in the sale. EPC Rating E.

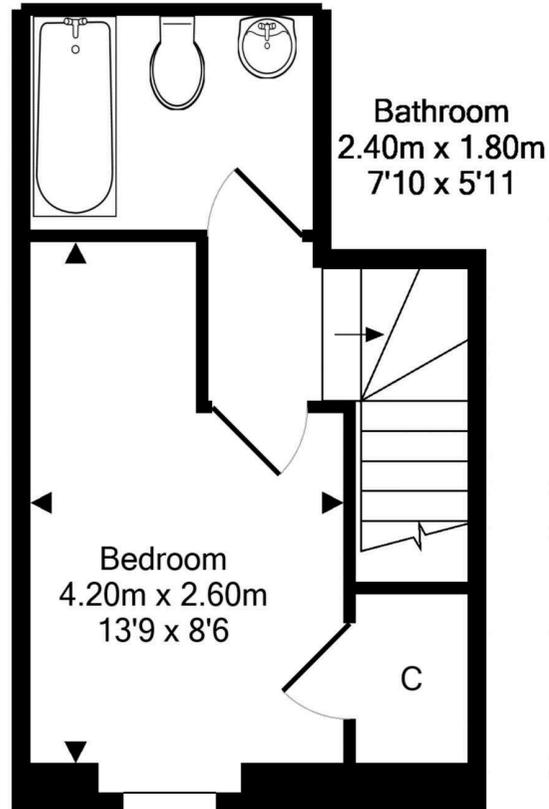
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



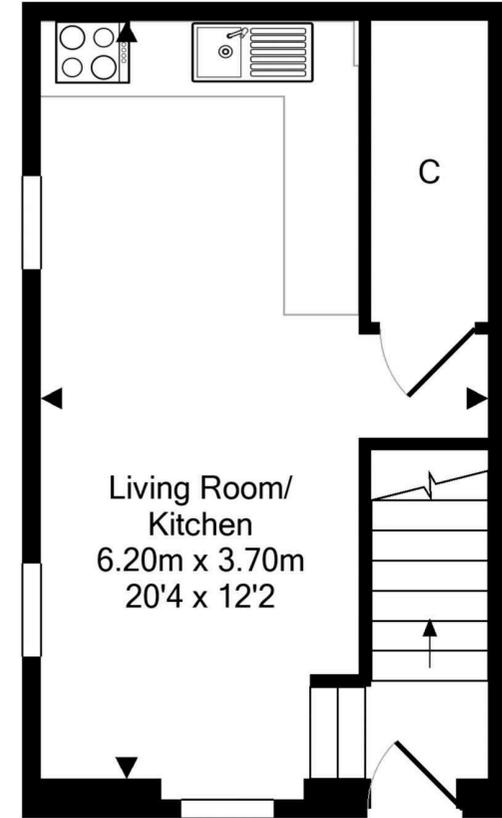


The Leith Links area of Edinburgh, lies to the east of the city centre. The property is well positioned to take advantage of a superb range of shopping outlets within Leith itself, whilst a short drive away is the vibrant Shore area which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes, plus Ocean Terminal retail and leisure complex which includes a multi-screen cinema and Marks & Spencer's food hall. An efficient public transport network is on hand, which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.





Lower Ground



Ground Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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