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23 Elbe Street,

Edinburgh, EH6 7HJ



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EPC

C



FREEHOLD

Description

An excellent opportunity to acquire a rarely available end-terraced home, forming part of an attractive converted traditional stone-built property in the highly sought-after Leith area of Edinburgh. Ideally positioned just a few minutes' walk from The Shore and nearby tram links, the property combines traditional character with stylish contemporary living. Beautifully presented throughout, the home has been thoughtfully decorated in a sophisticated palette of warm, earthy tones, creating a welcoming and relaxed feel. The accommodation comprises an inviting entrance, a bright and spacious living room, inner hallway with useful utility cupboard and downstairs WC, and a modern kitchen/dining room fitted with quality wall and base units, providing an excellent space for everyday living and entertaining. Upstairs are two well-proportioned, light-filled double bedrooms and a contemporary bathroom with bath, glass screen and mains-operated shower. Further benefits include gas central heating, double glazing and excellent storage, including a floored attic and additional eaves space. Externally, the property enjoys a communal landscaped courtyard and residents' parking. Offering stylish interiors, generous accommodation and an enviable location close to The Shore's excellent restaurants, cafés and amenities, early viewing is highly recommended.

Location

Situated approximately two miles north of Edinburgh's city centre, the vibrant Shore area was once a thriving port at the heart of the capital's maritime industry. Falling within a conservation area characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city. The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food. The Shore enjoys fantastic public transport links into the city centre and is just a five minute walk from the nearest tram stop. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

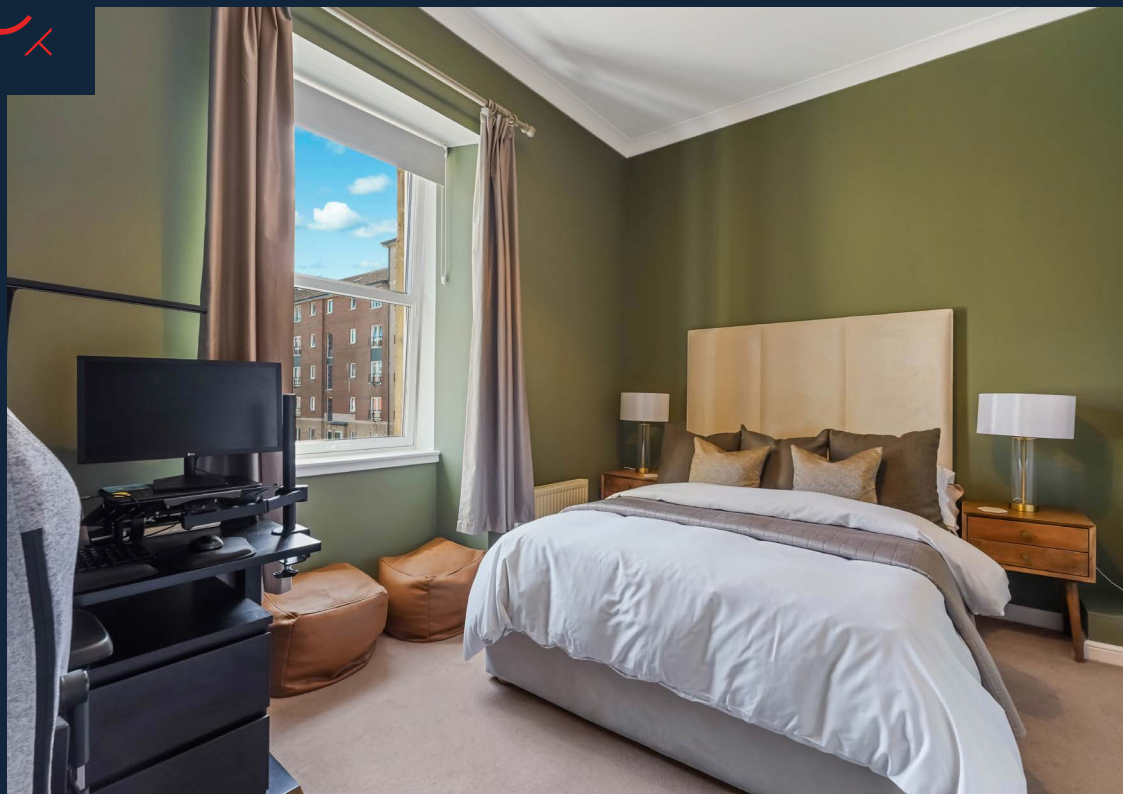
Extras

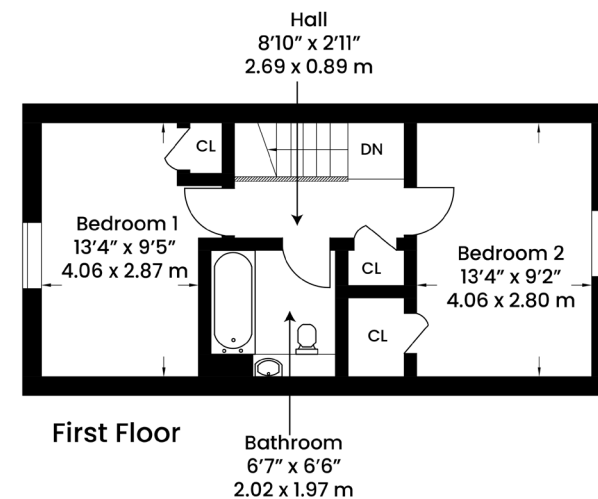
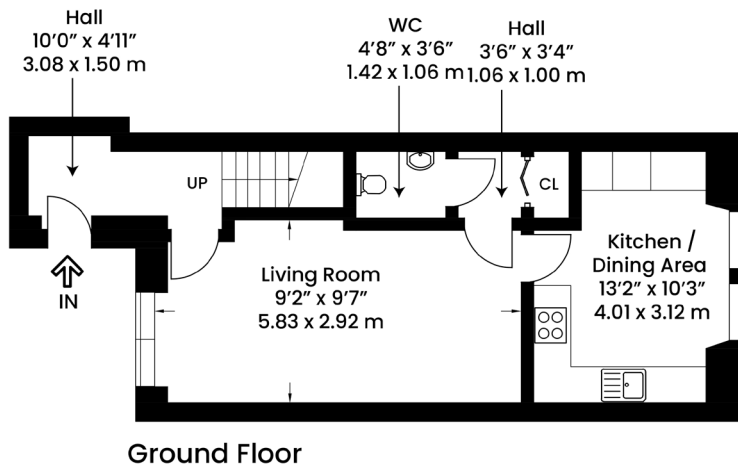
All fitted floor coverings, light fittings, roller blinds and white goods.

Features

- Entrance hall
- Living room
- Inner hall with utility cupboard & WC
- Kitchen/Dining room
- 2 Bedrooms
- 1 Bathroom
- Floored attic & eaves storage
- Gas central heating
- Double glazing
- Communal landscaped courtyard
- Residents parking
- EPC rating - C
- Council Tax Band - E
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927) vistaBee 2026

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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.