



46(3F1) Elm Row,
Edinburgh, EH7 4AH



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46(3F1) Elm Row offers a fantastic opportunity to purchase an exceptionally bright and spacious top floor flat extending to approximately 118m². With a wealth of original period charm, the property forms part of a traditional tenement building with secure entry system, the flat has gas central heating and part double glazed windows.

The accommodation offers adaptable living to suit the buyer and although requires some upgrading it has excellent potential.

There is an entrance hallway with two storage cupboards and a skylight brings natural light into the hallway. Located to the front of the flat is a large lounge with bay window, ceiling cornicing and rose, shelved alcove and a door leads to a useful study/bedroom with front facing window. Located to the rear is a spacious dining kitchen with cooker and sink, walk-in cupboard and kitchenette located off. There are three spacious double bedrooms and completing the accommodation is a bathroom with three piece white suite, shower over the bath and window to rear.

Early viewing is recommended to appreciate this lovely flat and fantastic potential offered.

Leith has rapidly become one of the trendiest areas of Edinburgh. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk links the area to the city centre, and has a truly impressive range of independent shops and outlets. The St James Quarter boasts a range of shops, restaurants, cinema and leisure activities and is a short walk away. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond whilst the Edinburgh Tram line connects Newhaven to Edinburgh Airport via the city centre. The open green spaces of Dalmeny Street Park, Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach.



Note

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

Accommodation

Lounge:	6.27m x 3.78m	(20'7" x 12'5")
Dining Kitchen:	4.52m x 3.38m	(14'10" x 11'1")
Kitchen:	2.16m x 1.3m	(7'1" x 4'3")
Bedroom 1:	5.28m x 3.43m	(17'4" x 11'3")
Bedroom 2:	3.63m x 4.2m	(11'11" x 13'9")
Bedroom 3:	3.84m x 2.82m	(12'7" x 9'3")
Study:	3.5m x 2.18m	(11'6" x 7'2")
Bathroom:	3.15m x 1.32m	(10'4" x 4'4")



For more information or to register your interest, please contact:

Aberdein Considine

40-44 Elm Row, Edinburgh, EH7 4AH

47 Lothian Road, Edinburgh, EH1 2DJ

edi@acandco.com

acandco.com

0131 222 9000

Agent's Note

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Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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