



Flat 70, 5 Elfin Square, Edinburgh, EH11 3AW

Tastefully Presented, One-Bedroom, Fourth-Floor Apartment

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Property Description

Light and tastefully presented, one-bedroom, fourth-floor apartment, set within an exclusive residential development adjacent to the Water of Leith. With superb westerly views and is located in the popular Gorgie area, ideally placed just west of Edinburgh city centre.

Comprises an entrance hallway, an open living/dining room and kitchen, a double bedroom, and a bathroom.

Finished throughout in light neutral decor, with generous room sizes, it is an ideal starter home or buy-to-let opportunity. Highlights include an impressive open-plan public room with an integrated kitchen, a spacious bathroom, and a flexible walk-in hall store.

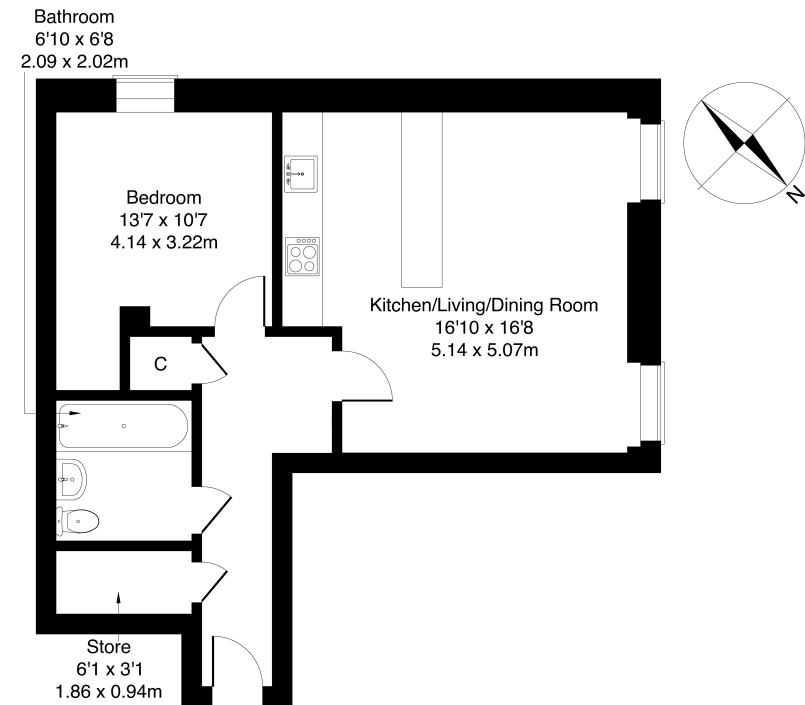
In addition, there is electric heating, double glazing, contemporary flooring and a video-secured entry system. This factored development also includes well-kept communal halls, grounds and a courtyard, a lift service, and shared residential parking.

A welcoming entrance hall sets the tone for this well-presented property, featuring carpeted flooring and a secure entry handset, with access provided to the accommodation throughout. A built-in storage cupboard and useful walk-in store provide excellent additional storage, with the latter also offering great potential for use as a separate home study. The impressive open-plan public room offers generous space for both lounge and dining furniture, with modern wood-effect flooring creating a stylish and cohesive finish. Large windows flood the room with natural light while enjoying leafy outlooks over the Water of Leith and towards the west of the city skyline, including views towards Corstorphine Hill.

Set to the rear, the contemporary kitchen is well equipped with a breakfast bar, integrated fridge/freezer, washing machine and microwave, along with an electric oven and hob. The well-proportioned double bedroom provides ample space for freestanding furniture and benefits from carpeted flooring and a central pendant light fitting. Completing the accommodation is the internally positioned family bathroom, fitted with a three-piece suite incorporating a shower over the bath. Tiled flooring and splash walls provide a practical, contemporary and easy-to-maintain finish.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Gorgie is a popular and historic district just west of Edinburgh city centre, known for its traditional stone-built tenements. The vibrant Gorgie Road offers extensive local amenities, including a Sainsbury's and Aldi, with a 24-hour ASDA superstore located nearby at Chesser. The area is home to Heart of Midlothian Football Club and offers a variety of leisure facilities such as Gorgie Farm, Dalry Swimming Pool, Craiglockhart Sports

Centre, and Fountain Park, which features a multi-screen cinema, fitness centre, and several restaurants. The property is also a short walk from Murrayfield Stadium, host to international rugby as well as concerts and events. Frequent bus services run along Gorgie Road, and Haymarket Station, as well as Napier and Heriot-Watt universities and Edinburgh College, are all easily accessible.





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