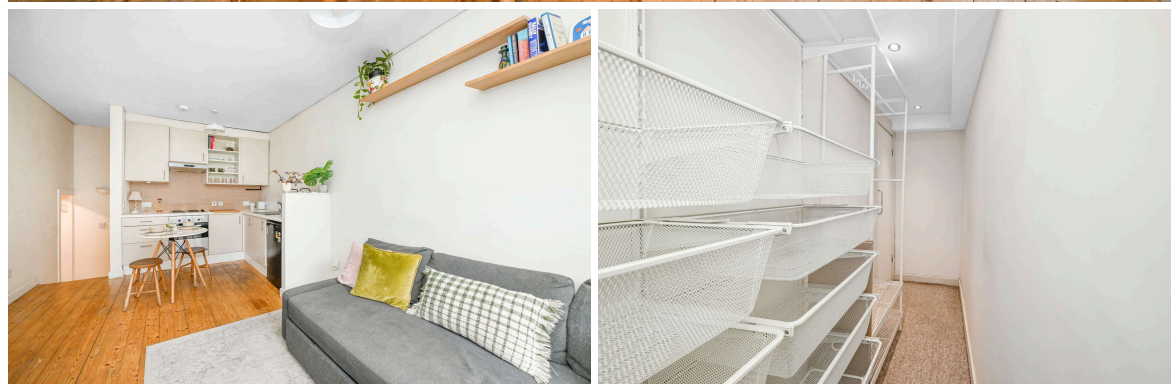




30/9 Elbe Street, The Glasshouse, Leith
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30/9 Elbe Street, The Glasshouse, Leith

LEITH | EDINBURGH | EH6 7HW

Most appealing, unique property forming an elevated ground and basement level apartment, part of a converted building formerly housing a glassworks dating from the 1870's, set in a tucked away cobblestoned courtyard in the historic Port of Leith.

It's anticipated the property will appeal to first time buyers looking for something that little bit different in a prime, sought after position so close to the fabulous Leith and Shore attractions and amenities, plus regular tram and bus services into the City Centre.

Living space

- Living room with sanded flooring, looking out to the courtyard
- Open plan fitted kitchen area providing ample storage
- Double bedroom with twin windows
- Bathroom with mixer tap shower attachment
- Mezzanine level WC

Features

- Electric storage heater in bedroom
- Excellent storage facilities - walk-in and fitted wardrobes, airing and utility cupboards
- Security entryphone system
- Entrance vestibule shared with two other properties

External

- Sheltered communal courtyard
- Bike shed and shared store
- Residents permit parking on street - Zone 8
- Superb transport links within walking distance
- Green expanse of Leith Links right at the end of the road
- Easy access to the waterfront and Shore area

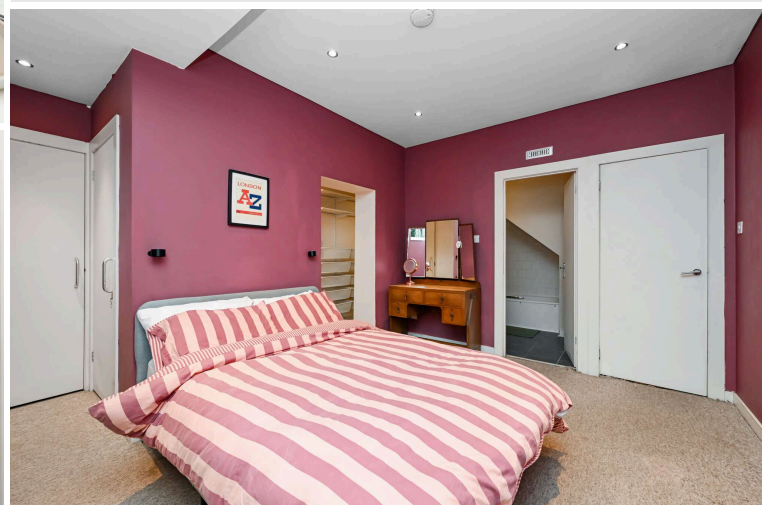
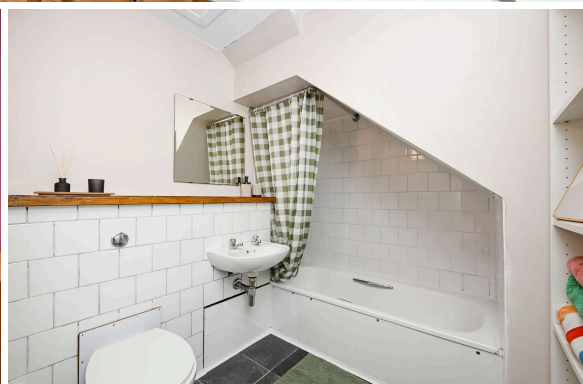
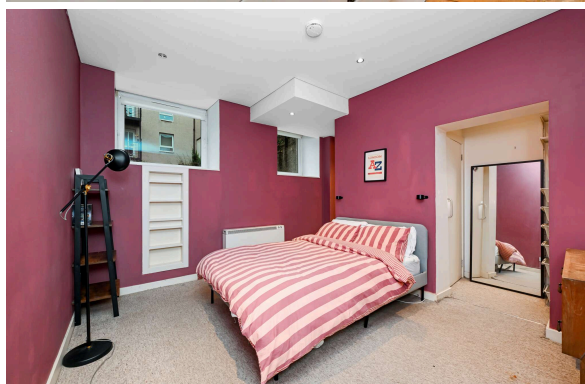
Council tax C. Energy Rating E

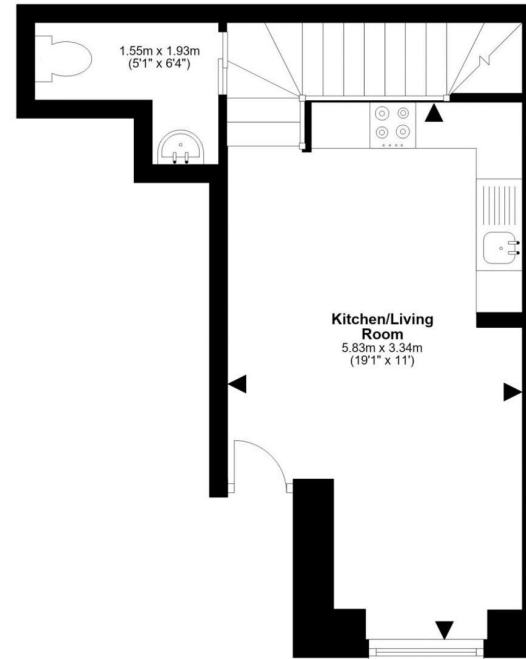
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



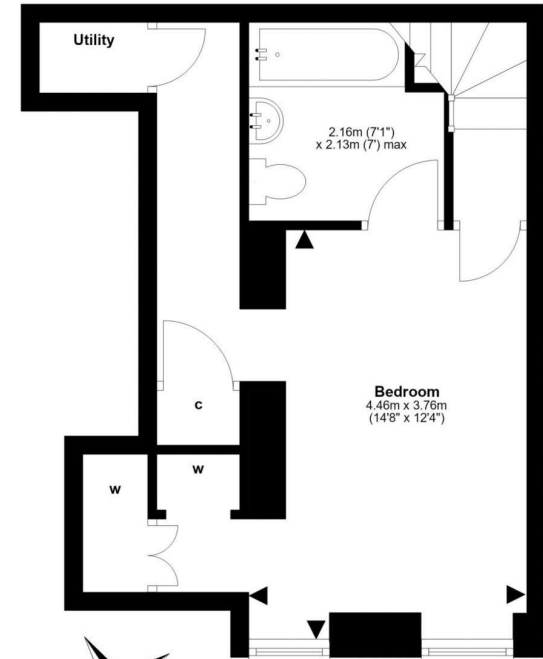
All fixtures, fittings, integrated kitchen appliances, curtains, blinds and microwave will be included in the sale.

The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.





Ground Floor



First Floor

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

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