NEILSONS

Solicitors & Estate Agents



Offers Over

£175,000

30/2 Elbe Street

Leith | Edinburgh | EH6 7HW

A fantastic opportunity has arisen to purchase this impressive, main door first floor masionette flat enjoying a superb high amenity location in Edinburgh's vibrant Leith area. The property would undoubtedly appeal to first time buyers and young professionals.

- 1 Bedroom
- 1 Public Room
- 1 Bathroom
- Zoned Parking
- Communal Courtyard
- EPC Rating – C
- Council Tax Band - C



Description

The well-presented accommodation briefly comprises a secure entry system leading to a communal courtyard, a welcoming entrance hallway with a useful utility cupboard, a well-proportioned double bedroom with fitted wardrobes, and a contemporary shower room. A staircase leads to the upper floor, where a bright and airy south-facing reception and dining room enjoys access to a private balcony and is open plan to a modern fitted kitchen complete with appliances. Further benefits include double glazing throughout.





Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge, integrated dishwasher and washing machine.

Gardens & Parking

There is a shared cobbled courtyard accessible via a communal gateway. For the car user there is permit and meter parking withing the surrounding area. There is a neighbors' fund for the upkeep of communal areas of £10-£15 a months.

Viewing

By appointment through Neilsons (0131 625 2222).









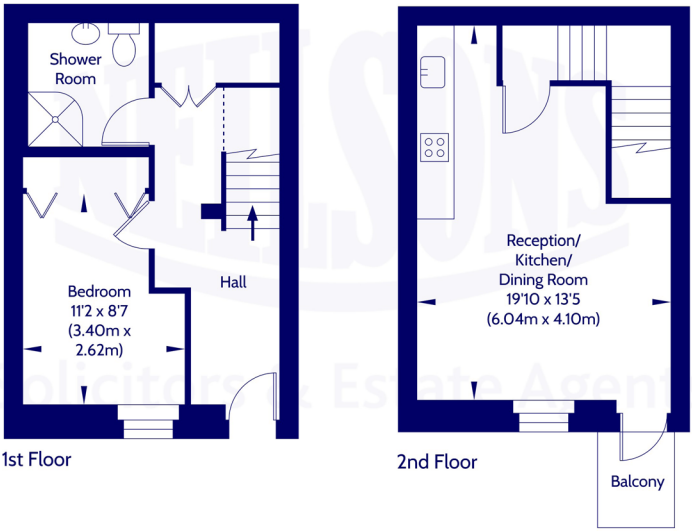
Location

The property is in the sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to two Tram stops, Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of cafes, world renowned restaurants and bars in the fashionable Shore district together with a weekly market and many other facilities. Further amenities can be found on the nearby Leith Walk which offers a great choice of specialist shops, cafes, bars and restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus service to the City Centre and surrounding areas and the CityBypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 51 Sq M / 545 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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For helpful, friendly, personal advice, get in touch.

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