



41/6 Elbe Street, Leith, Edinburgh, EH6 7HL

Well Presented, Two Bedroom, Dual Aspect, Second Floor Flat

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Property Description

Well presented, two-bedroom, dual-aspect flat on the second floor of a modern, factored apartment block, set in a quiet residential side street in Leith, to the north of Edinburgh city centre.

Comprises an entrance hall, open plan living room/kitchen, two double bedrooms and a bathroom.

Features include a modern kitchen with integrated appliances, double glazing, neutral décor, electric storage heating, a secure entry system and TV and telephone points.

Externally, there is a residents' car park to the rear and further parking bays to the front.

The entrance hall has a storage cupboard and allows access throughout the property. To the front, the southerly facing open plan living room/kitchen features a large window allowing plentiful natural light, spotlights and carpeted flooring for the living room.

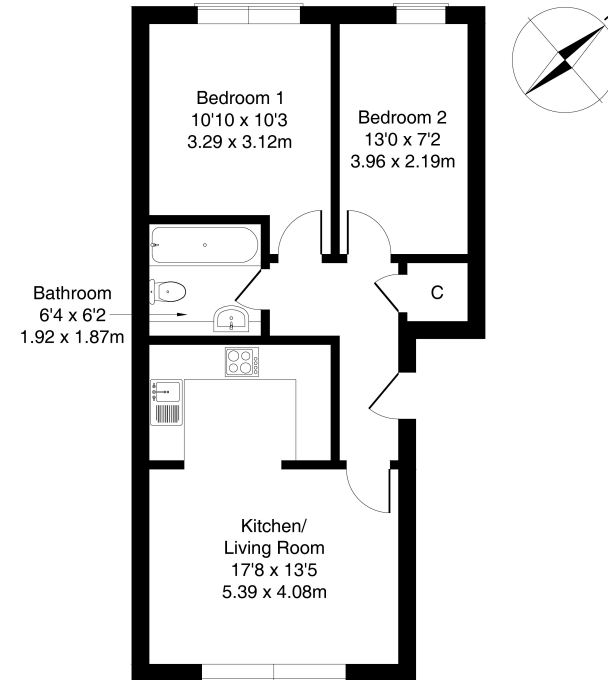
The kitchen is set to the rear with modern units, stone effect worktops, a sink with drainer and splash backs. Appliances include an induction hob, extractor hood, oven, microwave, fridge/freezer, dishwasher and washing machine.

Two double bedrooms are set to the rear, similarly well finished with carpeted flooring, central light fitting and ample space for bedroom furniture. Completing the accommodation, the bathroom is fitted with a modern suite and a shower over the bath.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



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

Area Description

Leith is a renowned and historic port area of Edinburgh, and is a vibrant city location with a wealth of boutique shops, cafes, bars, eateries, specialist shops, and supermarkets located throughout. The nearby Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst Ocean Terminal, the Omni Centre, and the refurbished St James Quarter offer many high-street names, restaurants, gyms, and multi-screen cinemas. There are numerous public parks

and squares to be found within close proximity, including the expansive Leith Links and The Water of Leith Walkway. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, with the new tram extension expected to complete in 2023.





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