



**6/4 Elliot Street, Leith, Edinburgh, EH7 5LU**

Light & Tastefully Presented, Two Bedroom, Dual-Aspect, First Floor Flat

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# Property Description

Light and tastefully presented, two-bedroom, dual-aspect first-floor flat of an established, factored residential development. Located in a quiet and leafy cul-de-sac, in the popular Leith area, north of Edinburgh city centre.

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

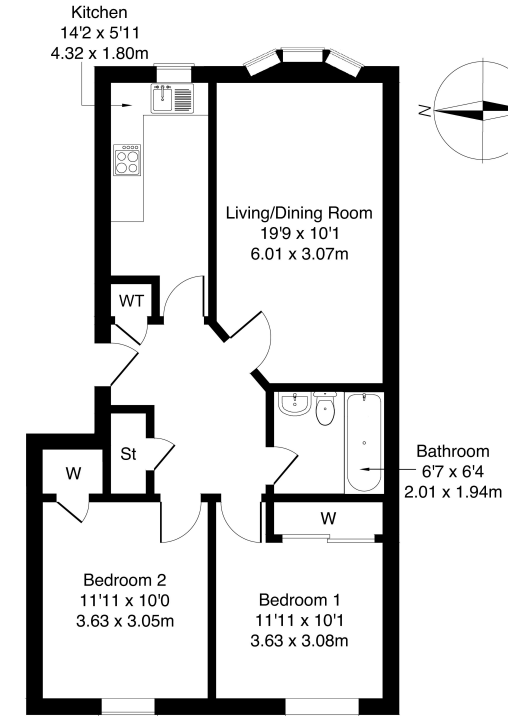
Ready-to-move-in, highlights include a modern fitted kitchen with appliances, modern electric heating and double-glazed windows. In addition, there is contemporary flooring, and superb storage including a walk-in hall store and wardrobes for both bedrooms.

Quietly situated between Easter Road and Leith Walk, the development includes a secured entry system, shared garden grounds and residents' permit parking.

A welcoming and spacious entrance hall affords access throughout the property, and features superb storage provision with a large built-in cupboard. Set to the front, the living room benefits from a bay-style window allowing plentiful light, and features wood effect flooring continuing from the hall and ample space for a dining area. Also set to the front, the stylish kitchen is fitted with modern units, wood worktops with matching upstands, a tiled surround and a sink with drainer; with appliances including an integrated oven and electric hob, and a freestanding washing machine and fridge/freezer.

Bedroom one is set to the rear, tastefully finished and includes carpeted flooring and a built-in wardrobe with mirrored sliding doors; whilst bedroom two is also set to the rear, similarly well-sized and finished with carpeted flooring and a built-in wardrobe. Completing the accommodation, the bathroom is set internally off the hall, with a three-piece suite including an electric shower over the bath.

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6/4 Elliot Street, Edinburgh, EH7 5LU  
Approximate Gross Internal Area: (689 sq ft - 64 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 recent tram extension now operating between Edinburgh Airport and Newhaven.













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