



Flat 54, 5 Elfin Square, Edinburgh, EH11 3AW

Light & Beautifully Presented, Two-Bedroom, Third-Floor Flat

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Property Description

Light and beautifully presented, two-bedroom, southerly facing, third-floor flat, set within an exclusive converted residential development. Located adjacent to the Water of Leith, in the popular Gorgie area, west of Edinburgh city centre.

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

Tastefully finished throughout, highlights include an impressive southerly facing open-plan public room including a quality fitted kitchen with a full range of integrated appliances. In addition, there is electric heating, double glazing, superb built-in storage, contemporary flooring and a modern bathroom suite.

The development includes well-kept communal grounds and communal halls, and a video-secured entry system.

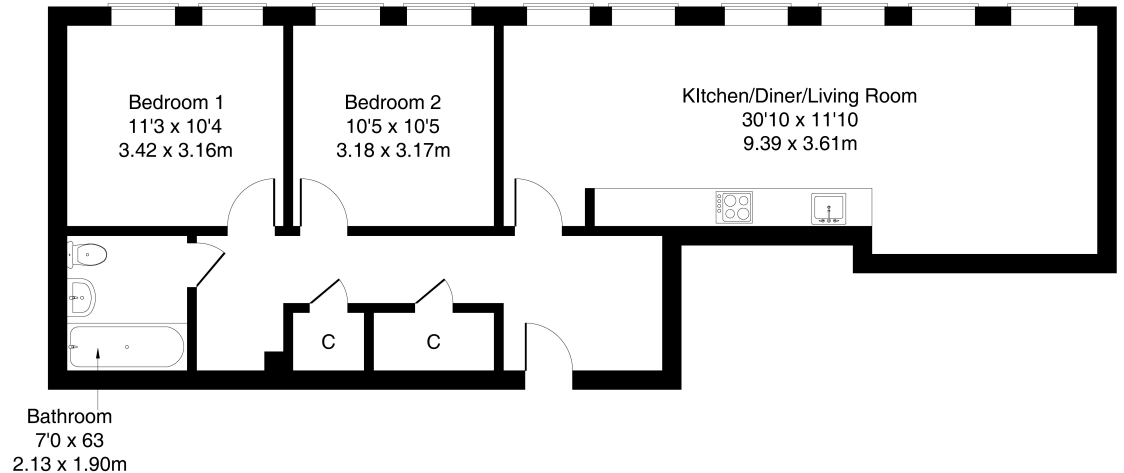
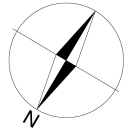
A welcoming entrance hall affords access throughout the property, and offers superb storage provision, with two built-in cupboards, as well as a bespoke office space. With multiple windows, allowing plentiful natural light, a charming open-plan living/dining and kitchen offers an exceptionally spacious room for furnishing, and features wood effect flooring, two pendant light fittings, and a wall-mount TV point. The stylish kitchen is fitted with modern units, stone effect worktops, a tasteful surround and a sink with a drainer; with integrated appliances including an oven, an electric hob, a microwave, a fridge/freezer, a dishwasher and a washing machine.

Two double bedrooms are similarly sized and well-finished, with carpeted flooring, two windows, and plenty of space for freestanding storage. Completing the accommodation, set internally off the hall, the bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



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 of Edinburgh, just west of the city centre, comprising mostly of traditional stone-built tenements. Gorgie Road has a vibrant atmosphere and provides extensive local amenities along its length, with a Sainsbury's and ALDI in Gorgie, and a 24-hour ASDA at Chesser providing superstore shopping. Home to Heart of Midlothian Football Club, there

are a number of leisure opportunities including Gorgie Farm, Dalry swimming pool, Craiglockhart Sports Centre, and Fountain Park with a multi-screen cinema, fitness centre and numerous restaurants. Frequent bus services are available from Gorgie Road, whilst Haymarket Station, Napier and Heriot-Watt universities and Edinburgh College are also within easy reach.





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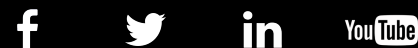
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Estate Agents and Solicitors



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