



Flat 2, 21 Elbe Street, Leith, Edinburgh, EH6 7HJ

Beautifully Presented, Two Bedroom, Ground Floor, Corner Aspect Flat

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Property Description

Beautifully presented, two-bedroom, ground-floor, corner aspect flat, with a residential car park. Located in the popular and vibrant Leith area, northeast of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, utility/store room, and shower room.

Highlights include a quality fitted kitchen, fitted bathroom suite, continuous solid oak flooring, contemporary lighting, and good storage. In addition, there is gas central heating, double glazing, fitted window blinds, and a secured entry system.

Set off the street with a courtyard setting, this factored development offers private residents parking, a shared bike store and well-kept grounds.

The hallway gives access throughout and features a built-in store cupboard, secured entry handset, and access to the utility housing a washing machine. Front facing is a good-sized living room with a wall-mount TV point and two ceiling light fixtures.

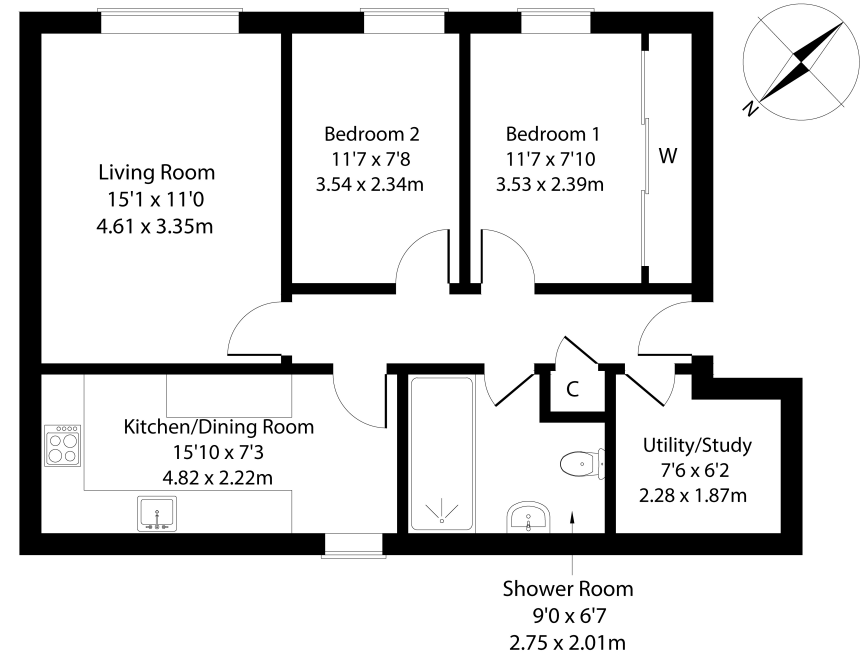
Rear-facing, the kitchen features a breakfast bar, TV point, and recessed spotlighting. Stylish fitted units include wood-effect worktops with a matching upstand, a sink with drainer, a tiled surround, unit downlighting, a wine fridge, an American-style fridge/freezer, and an integrated oven and gas hob.

Two well-proportioned bedrooms are set to the front, with a wall-mount TV point for bedroom two and built-in mirrored wardrobes for bedroom one. Completing the accommodation, with a rear-facing window, the bathroom is fitted with a modern suite and units, including a large integrated cubicle with a mains shower mixers.



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Approximate Gross Internal Area: (710 sq ft - 66 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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