



49 1F3 Elbe Street,
Leith, Edinburgh, EH6 7HP

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Secure entry phone system.
- Communal stairwell.
- Entrance hallway with excellent storage.
- Spacious living room open plan to kitchen area.
- Master bedroom with extensive storage.
- Good sized second double bedroom.
- Three-piece bathroom suite with shower over bath.
- Electric heating and single glazing.
- Excellent storage facilities throughout.
- Communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

Forming part of a traditional tenement in the desirable area of Leith, this well-presented first floor flat is within walking distance of Leith Links and the popular cosmopolitan Shore district. Just a stone's throw away from the tram stop on Constitution Street, the property also offers easy access to a variety of local amenities. Ideal for first-time buyers or as an investment opportunity.

FACTORING NOTE:
The building is factored by Edinburgh Block Management at an approximate charge of £350 per annum. This covers stair lighting & communal maintenance.

COUNCIL TAX BAND B.
TRAIN STATION APPROXIMATELY 2 MILES TO WAVERLEY TRAIN STATION.
AIRPORT APPROXIMATELY 10 MILES TO EDINBURGH AIRPORT.
BUS & TRAM STOP WITHIN WALKING DISTANCE.

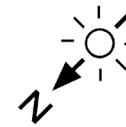
LOCATION

The property is located in the sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre where you can enjoy superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of cafes, 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 and tram service to the City Centre and surrounding areas and the City Bypass is easily accessible with links to central Scotland's main motorway network.

EXTRAS: ALL LIGHT FITTINGS, CARPETS, CURTAINS, CURTAINS POLES, APPLIANCES TO INCLUDE COOKER, FRIDGE-FREEZER AND WASHING MACHINE. SOME FURNITURE MAY BE AVAILABLE BY SEPARATE NEGOTIATION.



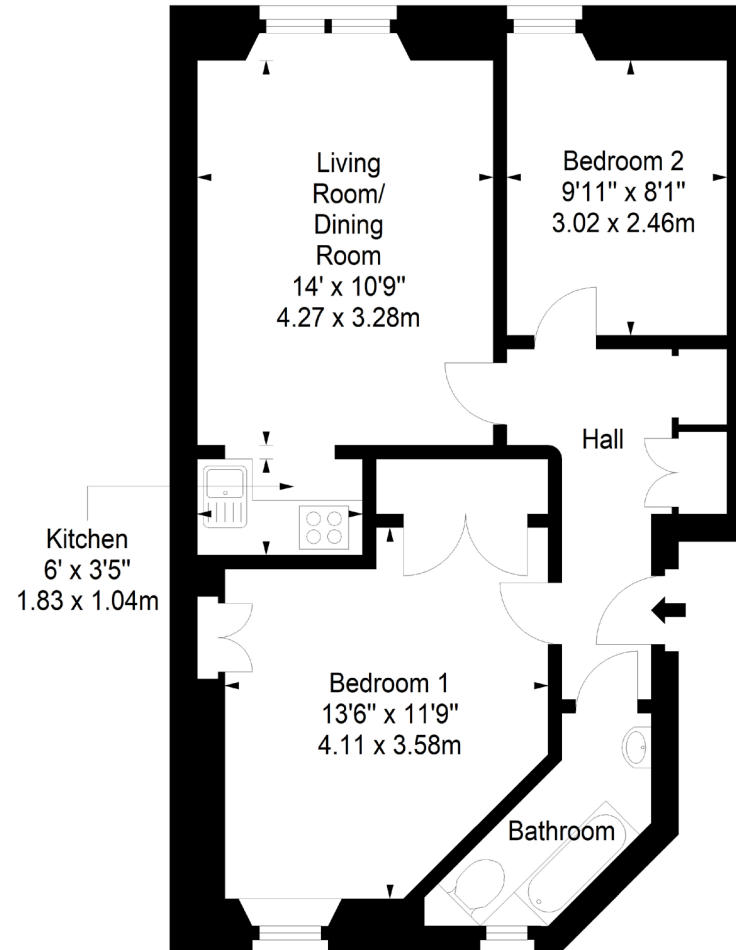
Elbe Street,
Edinburgh, EH6 7HP



Approx. Gross Internal Area
549 Sq Ft - 51.00 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING E



First Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.