










Offers Over

£345,000

32 Elmwood Terrace

Leith Links | Edinburgh | EH6 8DF

This delightful end of terrace, main door double upper colony flat forms part of the Lochend Colonies conservation area within the sought after Leith Links district of the city. Enjoying a sizeable private garden to the front, the property is quietly tucked away to the far end of the cul-de-sac, providing an enviable setting with on-street parking available to the front.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom & 1 WC apartment
-  Private Garden
-  On-street parking
-  EPC Rating -D
-  Council Tax Band - D



Description

This excellent home is located just a short walk from the delightful open space of Leith Links with excellent amenities and commuting links on hand with the city centre easily accessible. Undoubtedly appealing to the professionals and families alike, the property comprises entrance vestibule with stairs leading to the welcoming hallway enhanced with oak floors and glazed panel oak doors with useful storage provisions together with a handy WC apartment. The front facing lounge/diner features a central solid oak fireplace with inset lighting and remote control living flame gas fire, it is laid with oak flooring with two windows providing good natural light. The rear facing kitchen/diner is fitted with ample wall and base units, complementary worktops incorporating the built-in 5-ring gas hob, electric fan oven and hood with integrated fridge freezer, washing machine and dishwasher. The 3rd bedroom, which is of single proportions is located to the rear. A carpeted staircase leads to the upper floor which provides access to the two good sized double bedrooms, both providing excellent eaves storage with the principal bedroom also benefiting from a walk-in wardrobe. The family bathroom comprises of a white three piece suite with mains shower over bath with WC and wash hand basin set within vanity unit. Further benefits include double glazing and a gas central heating system with combi boiler.



Directions

From Lochend Road enter narrow road, Thornville Terrace, and follow road to the top, turn right onto Oakville Terrace, the house is tucked away in the corner opposite no. 1 Oakville.

Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood, integrated fridge freezer, washing machine and dishwasher.

Gardens and parking

There is a private garden located to the front of the property, laid with paving for easy maintenance and houses the garden shed. On-street parking is available to the front of the property and surrounding streets.

Viewing

By appointment with Neilsons on 0131 625 2222.





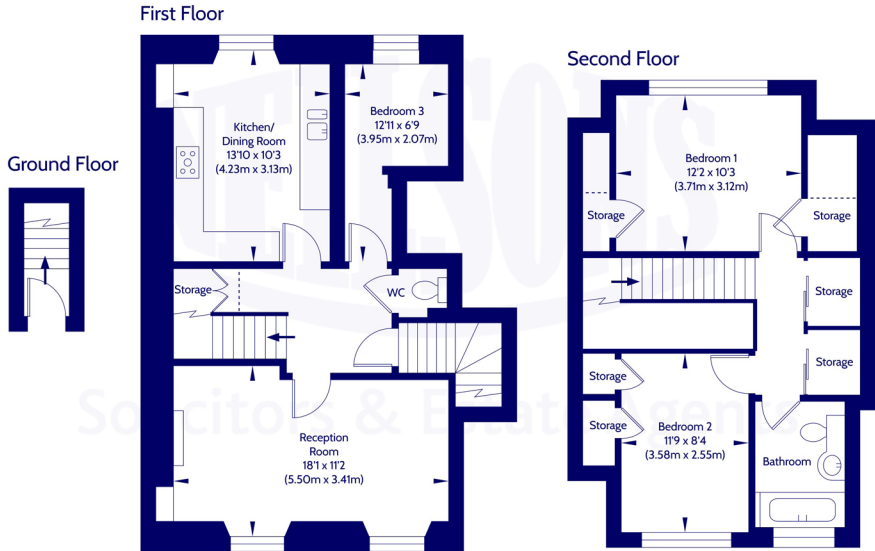
Location

The popular residential area of Leith Links lies to the east of Edinburgh City Centre and is well known for its open parklands. The area benefits from a wide selection of local shops and a Tesco supermarket is within walking distance as well as Meadowbank retail park via Lochend Park. The fashionable Shore district can be found around a mile away, with its fine selection of restaurants and a little further away is the Ocean Terminal which offers a range of high street shops, a multi-screen cinema, gym, spa, a wide choice of restaurants and is home to the historic Royal Yacht Britannia. A range of sporting and recreational facilities can be found on Leith Links itself, as well as at Leith Victoria Swim Centre or one can enjoy cycling or walking along the renowned Water of Leith Walkway. Regular bus services run to the City Centre from the colonies entrance with train stations and the Royal Infirmary, with further routes accessible from nearby Leith Walk and Easter Road including the extended Tram Service. The property is ideally placed for access to Portobello, the A1 and the city bypass.





Approx. Gross Internal Floor Area 95.13 Sq M / 1024 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

