



Solicitors & Estate Agents



Offers Over  
**£165,000**

## 5/45 Elfin Square

Chesser | Edinburgh | EH11 3AW

A stunning and immaculately presented one-bedroom apartment, situated on the third floor of the modern Embankment West development, located beside the peaceful Water of Leith in the popular Chesser area, west of Edinburgh's city centre. This contemporary home enjoys a prime location close to a wealth of local amenities, including supermarkets, leisure facilities and cafes, along with excellent public transport links and convenient access to Napier and Heriot-Watt Universities, making it an ideal choice for first-time buyers, young professionals, or buy-to-let investor

 1 Bedroom

 1 Public Room

 1 Bathroom

 Parking Available

 Lift

 EPC Rating – B

 Council Tax Band – C



## Description

Quietly positioned to the rear of the building, the property boasts attractive open, leafy views, creating a sense of privacy and tranquillity. The heart of the home is the spacious open-plan living, dining and kitchen area, which benefits from an abundance of natural light through large windows. This versatile space comfortably accommodates both lounge seating and dining furniture, perfect for modern living and entertaining. The stylish, contemporary kitchen is well appointed with a range of fitted units, providing generous storage and worktop space, and comes complete with modern integrated appliances, including an oven, hob, extractor hood, fridge/freezer and dishwasher, ensuring a sleek and practical cooking space. The double bedroom offers a comfortable retreat, with ample floor space for freestanding furniture and large windows drawing in natural light. The welcoming hallway provides excellent storage, including built-in cupboards, ideal for keeping the home tidy and organised. Completing the accommodation, the modern bathroom is fitted with a three-piece suite including a shower-over-bath, stylish tiling, and contemporary fixtures and fittings.



## Extras

The property shall be sold with all blinds, integrated appliances and fitted floor coverings.

## Development

Embankment West enjoys a secure video entry system, lift to all floors, efficient electric heating, triple glazing, bike storage, and well-kept communal grounds. Surrounding streets offer unrestricted parking.

The development as a whole is maintained by LAR Operations as the nominated factor with the cost £140 PCM.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

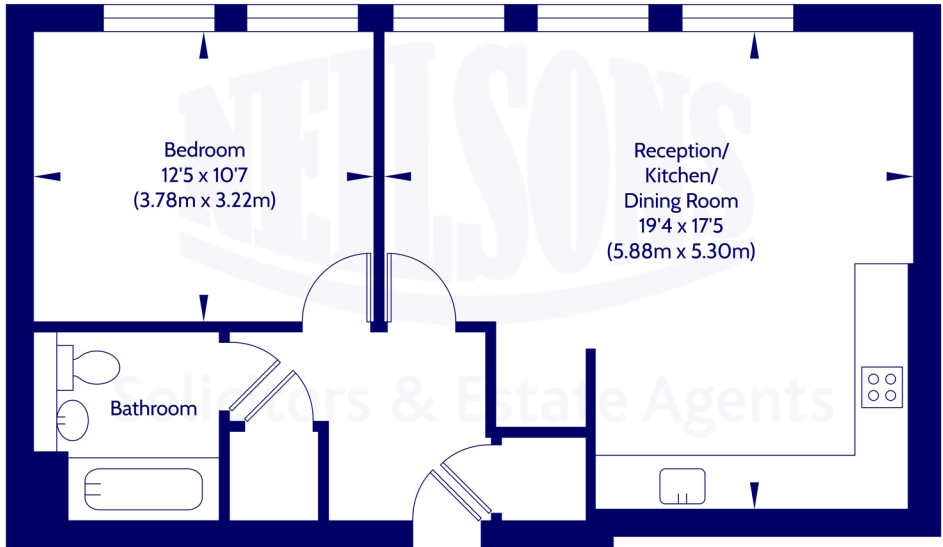
Elfin Square forms part of the popular residential area of Chesser which is situated approximately three miles west of Edinburgh City Centre. An excellent selection of shops can be found in the immediate vicinity including an M&S food hall and Aldi together with a 24 hour Asda superstore. There are a good range of leisure opportunities in the surrounding area including lovely walks along the Union Canal and the beautiful water of Leith Walkway, Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre and the O2 Academy. Excellent bus services link the city centre and surrounding areas and the City Bypass is close at hand, giving access to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 52.58 Sq M / 566 Sq Ft.

### Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

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2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

