

KILGOUR

PROPERTY



49/7 Elbe Street, Leith, Edinburgh, EH6 7HP





- Lounge/Diner
- Separate Kitchen
- 2 Bedroom
- Bathroom
- Electric Heating
- Double Glazing
- Shared Gardens
- Secure Entry System
- Annual Factor Fee £350 approx. at point of sale
- Council Tax – Band B
- EPC – Band D

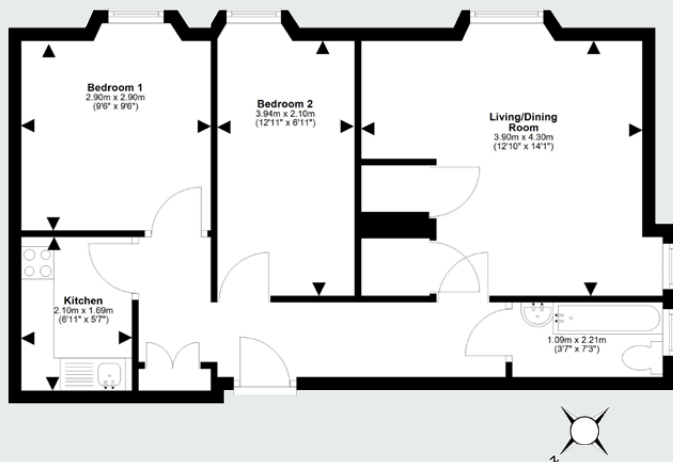
Viewing by appointment through selling agent on 0131 273 5233

Description

A very well located second floor flat which surrounded by good day to day amenities and is also very well placed for commuting. The property will appeal to a number of different buyer types and has electric heating and double glazing. Entry into the building is gained via a secure entry system and there are shared gardens to the rear.

Location

The property is in the sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to two Tram stops, Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of cafes, world renowned 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 service to the City Centre and surrounding areas and the City Bypass is easily accessible with links to central Scotland's main motorway network.

1 2 1 D
A
B
C
EPC BANDB
C
COUNCIL TAX BAND

Lounge/Diner	14'1 x 12'10	4.30 x 3.90m
Kitchen	6'11 x 5'7	2.10 x 1.69m
Bedroom 1	9'6 x 9'6	2.90 x 2.90m
Bedroom 2	12'11 x 6'11	3.94 x 2.10m
Bathroom	7'3 x 3'7	2.21 x 1.09m







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