



# 3 Elliot Street

Edinburgh

EH7 5LX



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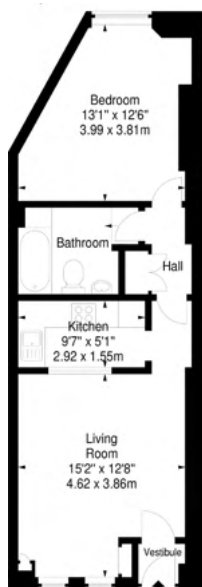
3 Elliot Street is an attractive one-bedroom main door flat set within the ever-popular Leith area, ideally located close to excellent local amenities and transport links.

Accessed via its own private entrance, the well-presented accommodation comprises a welcoming living room with space for both lounge and dining furniture, kitchen fitted with base and wall-mounted units and feature glass brick wall, central hallway with useful built-in storage. The bedroom, quietly positioned to the rear, offers a peaceful retreat, while the bathroom features a modern suite including a bath with shower over. Outside to the rear there is a communal garden.

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## Property Features

46 m2  
Main Door  
Central Location  
Well Presented  
1 Bedroom  
Communal Garden



## Extras

The property is being sold as seen, all fitted floor coverings, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).

**IERO**  
SALES & LETTINGS

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## Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed [sales@ieroproperty.com](mailto:sales@ieroproperty.com) in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.