



5/10 Elliot Street
LEITH | EDINBURGH | EH7 5LX


warners
solicitors & estate agents



5/10 Elliot Street

LEITH | EDINBURGH | EH7 5LX

Nestled on a quiet street in the heart of Leith, moments from excellent bars, restaurants, cafes, quick bus and tram links and within easy reach of the city centre is this immaculately presented second floor apartment. The property boasts stylish interiors with double glazing, gas central heating, a well-kept communal garden and ample permit parking and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright twin windowed open plan lounge/kitchen with contemporary kitchen section and breakfast bar, a large double bedroom with storage cupboard and the flat is completed by a stylish shower room.

- Traditional tenement in the heart of Leith
- Move-in condition
- Welcoming hallway
- Bright twin windowed lounge/kitchen
- Large double bedroom with storage
- Stylish shower room
- Gas central heating
- Double glazing

Light fixtures, fridge, oven, hob and washing machine included in sale. EPC Rating C.

There are no factoring charges associated with this property.

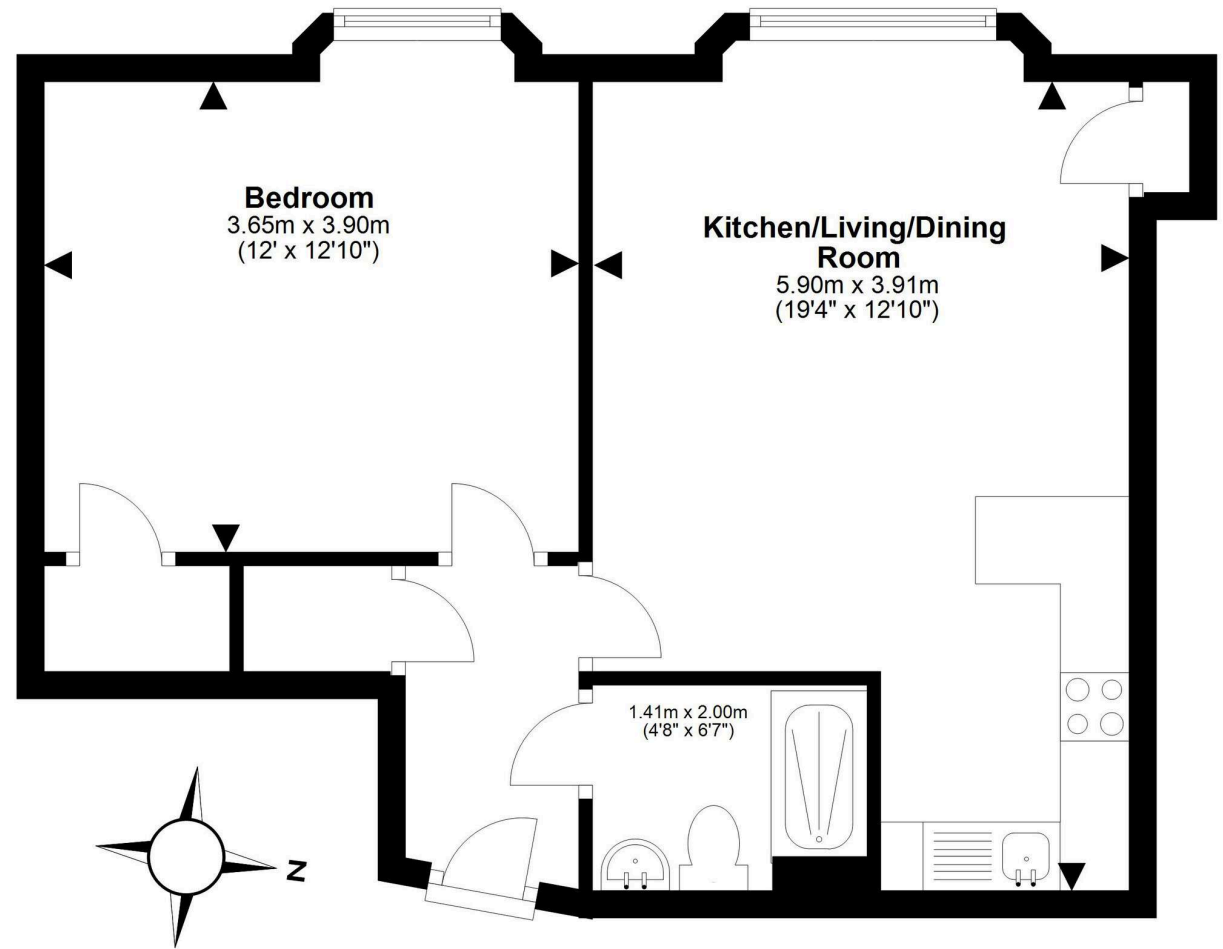
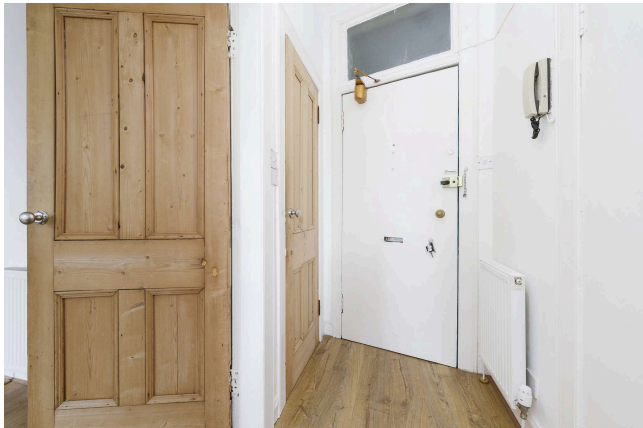
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019 is a hub for socializing. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and tramline.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.