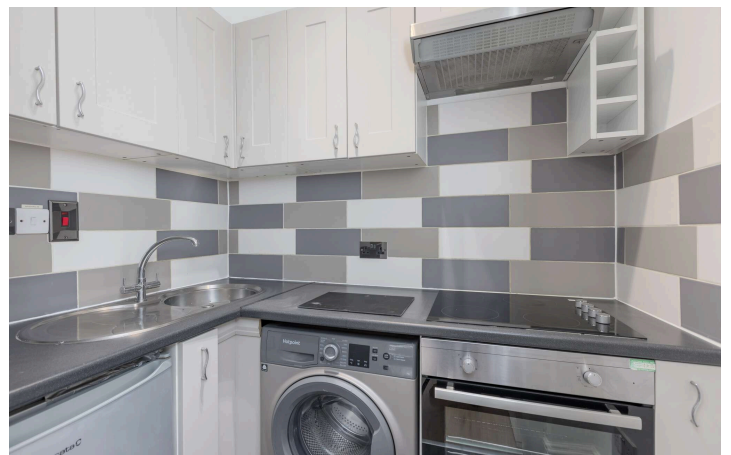
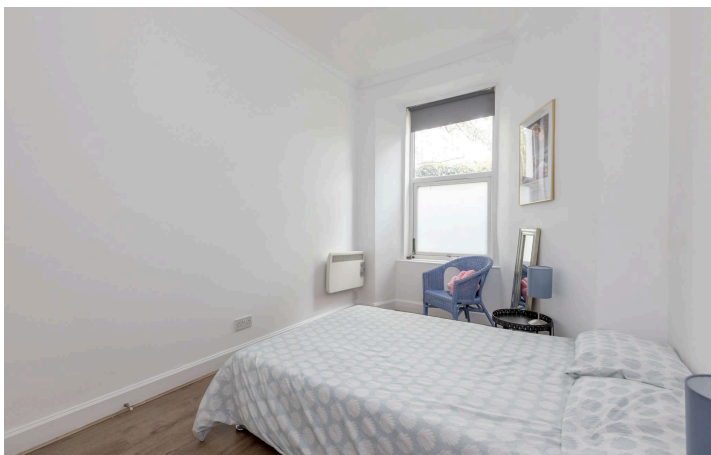


LEITH
9/2 ELLIOT STREET
EH7 5LX



EPC RATING: E

OFFERS OVER £145,000



TRADITIONAL ONE BED GROUND FLOOR FLAT LOCATED IN SUPER TRENDY LEITH

Situated in a quiet cul de sac off Albert Street, to the rear of this period tenement building, this neutrally decorated flat has a contemporary interior with modern kitchen & bathroom fittings and is ready to move into. Perfect for first time buyers or investors, achieving an approximate rental income of £1000. Minutes from all the trendy coffee shops, bars, independent shops & supermarkets on Easter Road, and close to Leith Walk with its wider range of amenities. Excellent bus and tram connections nearby.

VIEWING

By Appointment pls call 0131 4466850

PROPERTY DESCRIPTION

- Hall with open storage cupboard
- Spacious living/dining room with feature fireplace, overlooking the communal rear garden
- Contemporary cream shaker style kitchen with stainless steel appliances & feature tiling
- Double bedroom with fitted wardrobe
- Fully tiled, modern shower room with walk in shower, vanity sink unit, wc & heated towel rail
- Upvc double glazing and electric heating
- Well maintained communal rear garden
- Residents' permit parking
- Extensive roof repairs completed and paid for

AREA

Leith is a very popular, trendy area in the east of the city which offers an excellent range of supermarkets (including Tesco & Lidl), independent retailers, gyms, coffee shops, bars & restaurants along Leith Walk, Easter Road and further down at the Shore area. There are superb local amenities within the vicinity and the property is within walking distance of the city centre with all its nightlife, theatres & cinemas, especially the new St James Quarter. The flat is also well placed for lots of walks and open spaces including Leith Links, the Water of Leith, Holyrood Park & Arthur's Seat. There are also numerous bus services to other parts of the city, together with the tram link providing direct access to Edinburgh Park & the

airport one way, and down to the Shore the other way. There is also easy access to the motorway network.

EXTRAS

The blinds/curtains, light fittings, electric hob, electric oven, cooker hood, fridge & washing machine are included in the sale.

HOME REPORT VALUATION

£155,000

Living/dining room	14'2 x 12'5 (4.32 x 3.78m)
Kitchen	6'7 x 4'8 (2.01 x 1.42m)
Bedroom	11'8 x 8'7 (3.56 x 2.62m)

Contact:

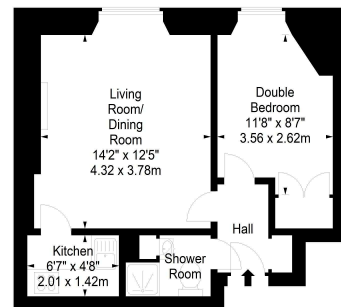
205 Morningside Road Edinburgh EH10 4QP
T • 0131 446 6850 E • info@jardinephillips.com
F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Elliot Street,
Edinburgh, EH7 5LX



Approx. Gross Internal Area
403 Sq Ft - 37.44 Sq M
For identification only. Not to scale.
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Ground Floor

