



1F3, 7 Elliot Street
Edinburgh, EH7 5LX

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Leith is the port of Edinburgh situated around 2 miles from Edinburgh city centre and is a vibrant and diverse place to live. Offering an array of restaurants, cafes and bars, many of which are to be found at the nearby cosmopolitan Shore. With its unique blend of old and new architecture, Leith has become a popular area with young professionals, yet it retains a distinctive character separate from the rest of the city. The city centre is a short distance away where there are fantastic amenities. Ocean terminal shopping centre, a large flagship development which houses boutique retailers, multi-screen cinema, restaurants and leisure facilities is also a few minutes' walk away, as is The Royal Yacht Britannia. Leisure activities can be found locally at Leith Victoria Leisure Centre and David Lloyd Fitness Club. The Water of Leith cycle path is close by linking to a network of routes throughout the city. Leith Links and Pilrig Park are nearby for a relaxing stroll. The area is well served with schooling for all ages. There are frequent bus and tram services to the city centre. The A1 south and Edinburgh city bypass are easily reached by car, as is Edinburgh International Airport, making it ideal for commuting.

DESCRIPTION

Elliot Street is a beautifully presented flat set within an attractive traditional tenement, offered to the market in true walk-in condition. The accommodation has been upgraded to a high standard by the current owner and would make an ideal purchase for first-time buyers or professionals seeking a stylish home in a highly sought-after location. The property comprises: a welcoming hallway with secure entry system; bright and spacious open-plan living room and kitchen featuring beautiful original sanded flooring and a sleek, modern fitted kitchen with ample wall and base units; generous double bedroom with fitted wardrobes and a contemporary shower room complete with a rainfall shower. Further benefits include gas central heating and double glazing throughout. Energy efficiency rating band C.

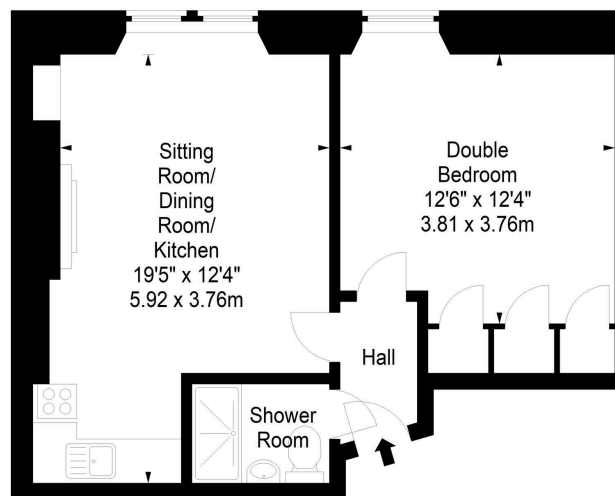
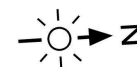
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

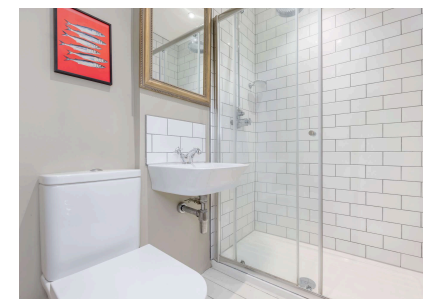
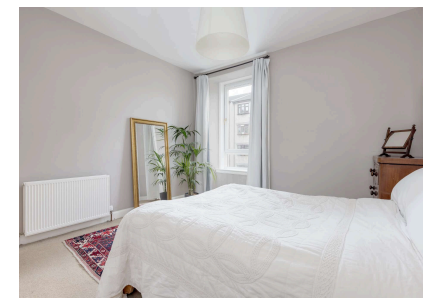
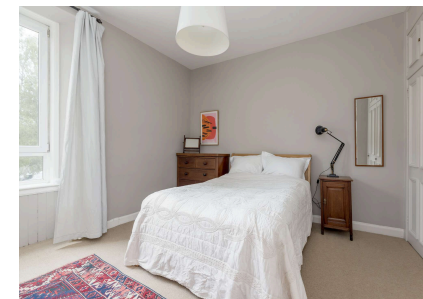
Elliot Street,
Edinburgh,
Midlothian, EH7 5LX



Approx. Gross Internal Area
473 Sq Ft - 43.94 Sq M
For identification only. Not to scale.
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First Floor



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