



30/8 Elbe Street  
LEITH | EDINBURGH | EH6 7HW

  
**warners**  
solicitors & estate agents



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Bright and airy one bedroom upper flat welcoming an abundance of natural light via skylights and windows and offering ideal accommodation for a first-time buyer, couple or investor. Situated close to The Shore, the property forms part of a converted former Glassworks (circa 1900) and is situated in a private courtyard setting with bike shed, potting shed and a common store.

The accommodation is accessed via secure entry phone. The living room is open plan to the kitchen and naturally falls into lounge, dining and office areas and is fitted with modern high gloss wall and base units, ceramic hob and dishwasher, with space for further appliances. The spacious double windowed bedroom offers fitted wardrobes and boasts a high ceiling, and the contemporary bathroom with deep bath with central taps, and hidden storage completes the accommodation. The property also benefits from gas central heating and double glazing. Early viewing is recommended to appreciate this truly fabulous property. The Shore Tram stop, which is a short distance away, provides efficient and fast direct transport to the city centre and onwards to the airport.

- Bright and airy one bedroom property in courtyard setting.
- Abundance of natural light from skylights and windows.
- Open plan lounge/ dining and modern kitchen.
- Spacious, double bedroom.
- Gas central heating and double glazing.
- Security entry.
- Permit parking Zone N8.

Council Tax C. Energy Rating C.

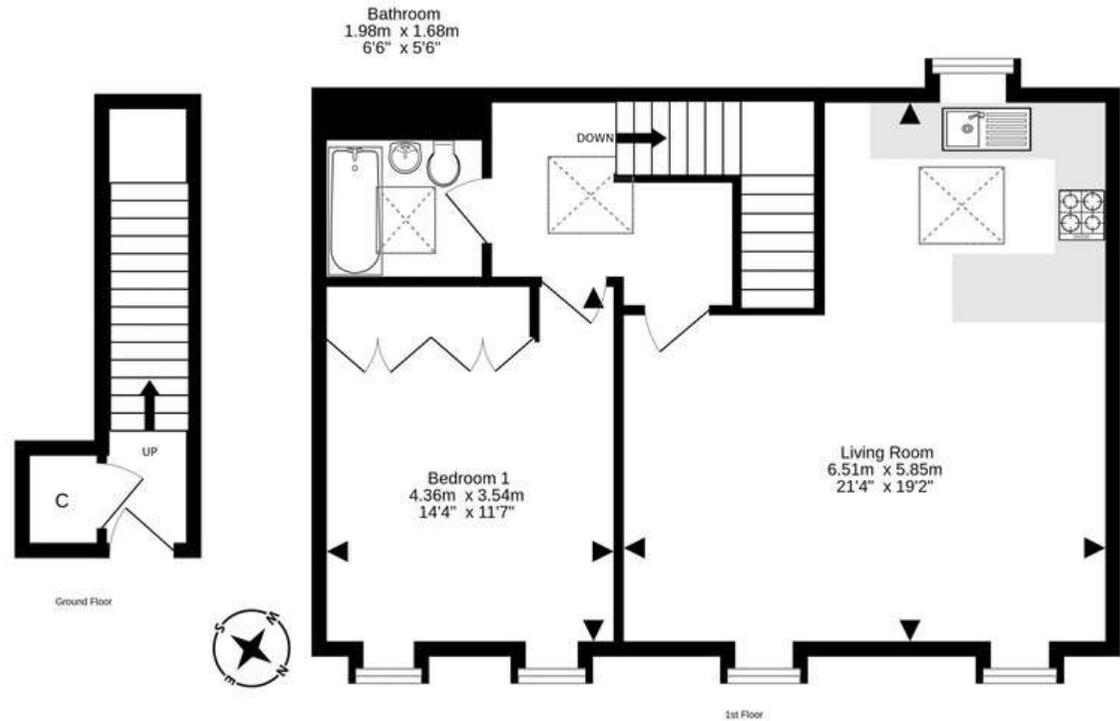
All fixtures, fittings, integrated kitchen appliances, Fridge/freezer, washing machine, curtains and blinds will be included in the sale. The sofa bed and desk are available under separate negotiations.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, with the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets and there are outstanding retail and food outlets at the nearby St James Quarter. 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 multi-screen 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, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023