

Flat 76,5 Elfin Square

GORGIE, EDINBURGH, EH11 3BF



*FANTASTIC FIRST-TIME BUY OR
SOUND BUY-TO-LET INVESTMENT*



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McEwan Fraser is delighted to present this spacious one-bedroom apartment to the market. 5 Elfin Square is part of the Embankment West development which is set back from Gorgie Road on the banks of the Water of Leith. Fantastic transport links and proximity to Napier and Heriot-Watt universities means this would be a fantastic first-time buy or sound buy-to-let investment.

Flat 76 has upgraded beyond the developers original specification and it enjoys an elevated easterly aspect with panoramic views towards the city centre and Edinburgh Castle. Internally, the property enjoys excellent floor space, significantly in excess of that found in equivalently priced tenement properties in the area.

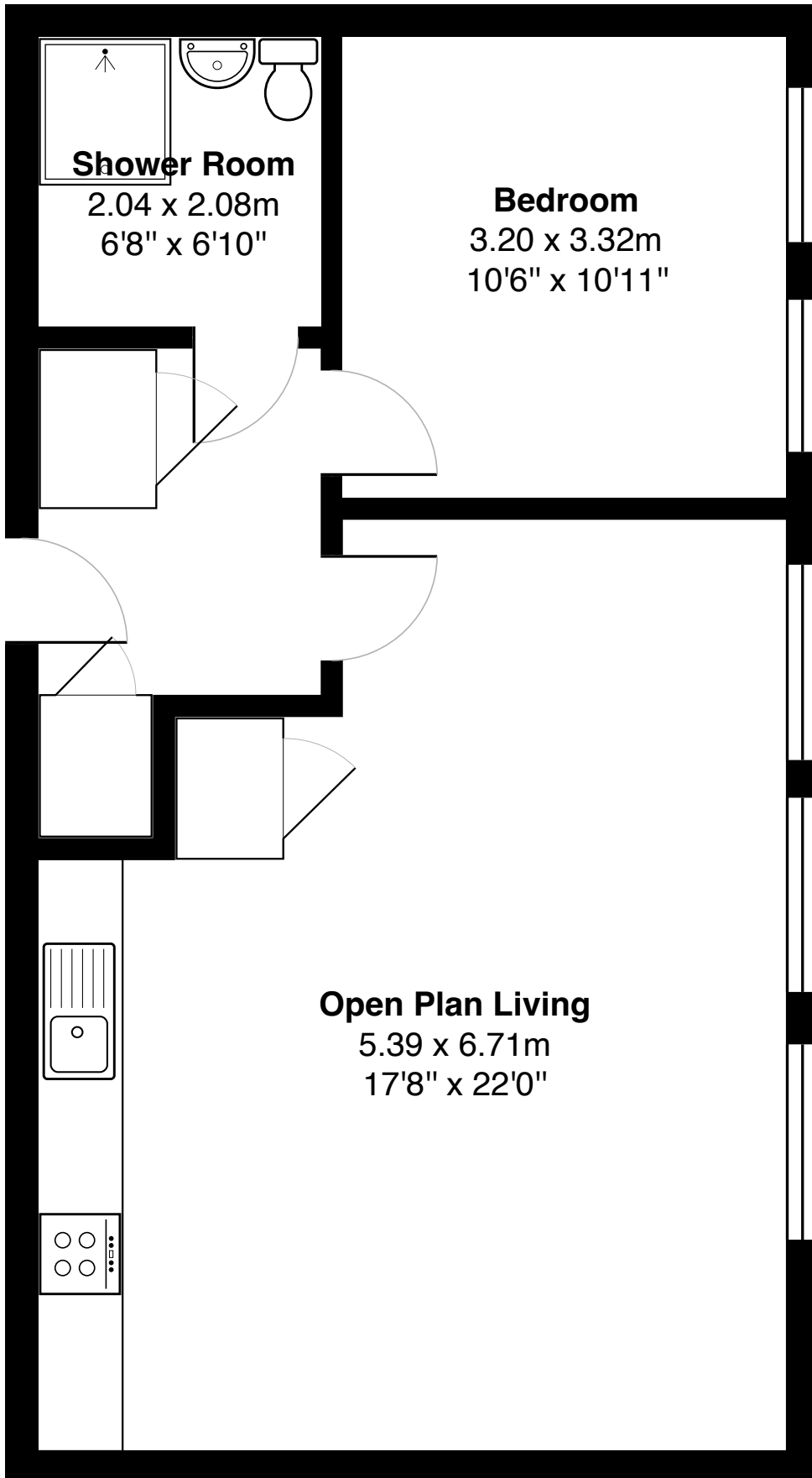
The internal accommodation is focused on a spacious open plan living area with a kitchen to one side and ample floor space for a variety of different furniture configurations. The natural flexibility of the living area will give a new owner plenty of scope to create their ideal entertaining space. The bedroom is a generous double with plenty of space for a full suite of bedroom furniture. The accommodation is completed by a beautiful contemporary shower room.











Gross internal floor area (m²): 54m²

EPC Rating: C



Embankment West enjoys a secure video entry system, lift to all floors, efficient electric heating, triple glazing, bike storage, and well-kept communal grounds. Surrounding streets offer unrestricted parking.





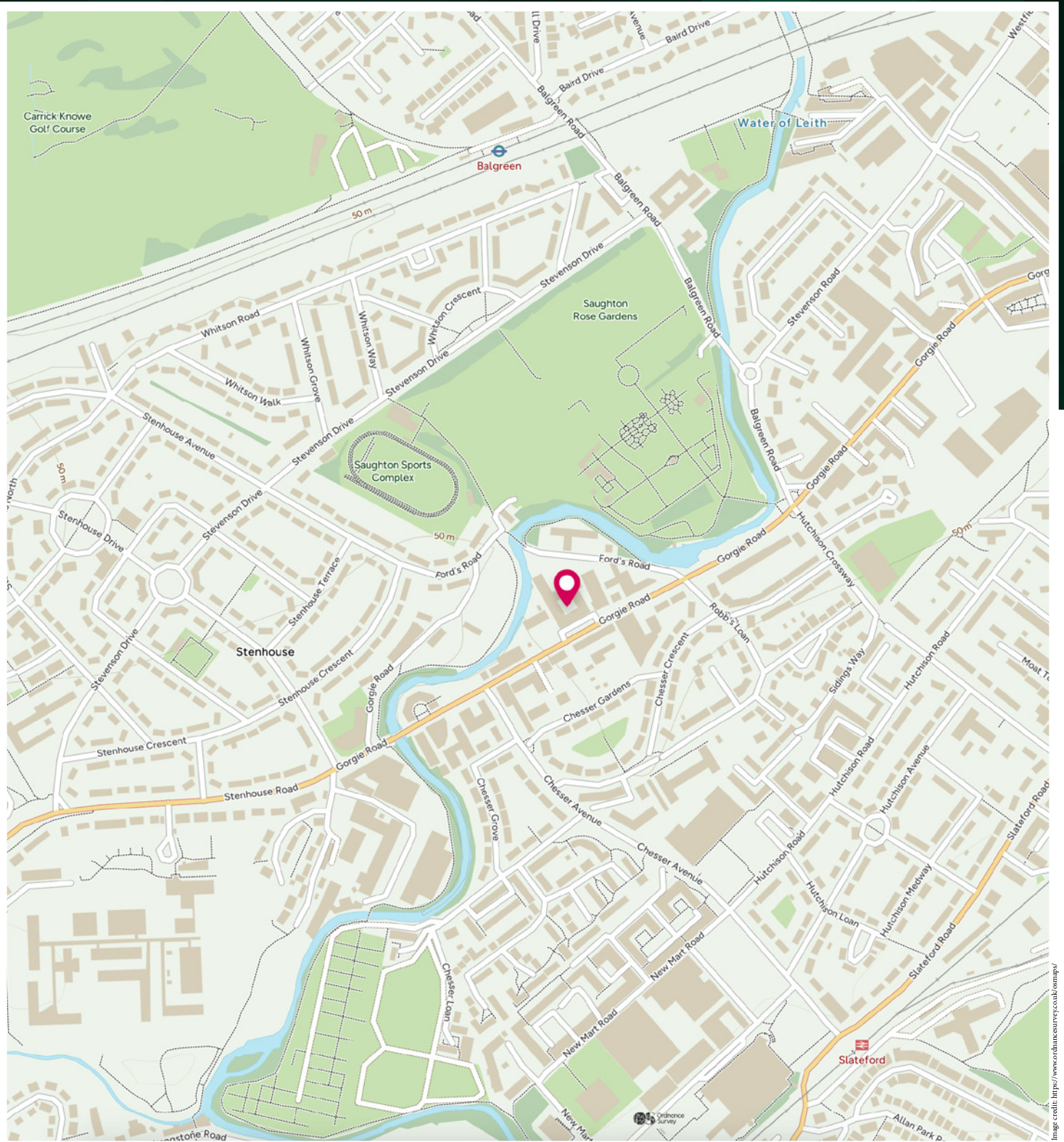
SAUGHTON PARK

Elfin Square's location is second-to-none and offers a wealth of amenities, retail facilities, and transport options. Gorgie Road acts as the main thoroughfare into and out of Edinburgh city centre from the west side of the city, giving residents easy access to everything the city has to offer. Balgreen tram stop and Slateford train station, both within walking distance, provide quick access to the city centre. Edinburgh airport is also four miles west of the development and easily accessible by tram.

The Gyle shopping centre is accessible by bus or tram in a journey time of only twenty minutes. Nearer by, the newly constructed West Edinburgh Retail Park on Chesser Road offers an excellent choice of supermarkets including an M&S Food Hall and an Asda Superstore. Nearby amenities include Edinburgh Zoo and Murrayfield Stadium, along with Hearts FC ground at Tynecastle. Further afield, Edinburgh Castle, The National Museum of Scotland and The University of Edinburgh can be added to the endless list of the city's places to visit.

In addition, together with excellent local schools, the Edinburgh Napier University, Sighthill Campus is less than a mile away from the property, with other campuses at Craiglockhart and Merchiston only a little further. Edinburgh University's main campus is located in Edinburgh's Old Town.

The Location



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