

# 15/1 Elm Place

LEITH LINKS, EDINBURGH, EH6 8AL



*Well-proportioned two-bedroom ground-floor flat ideally positioned on the southern edge of Leith Links*



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McEwan Fraser is delighted to present this well-proportioned two-bedroom ground-floor flat to the market. Ideally positioned on the southern edge of Leith Links, the property has two double bedrooms, a separate kitchen, a private outside space, and is presented to the market in excellent condition. It would make an ideal first-time buy or sound buy to let investment.

# THE LIVING ROOM



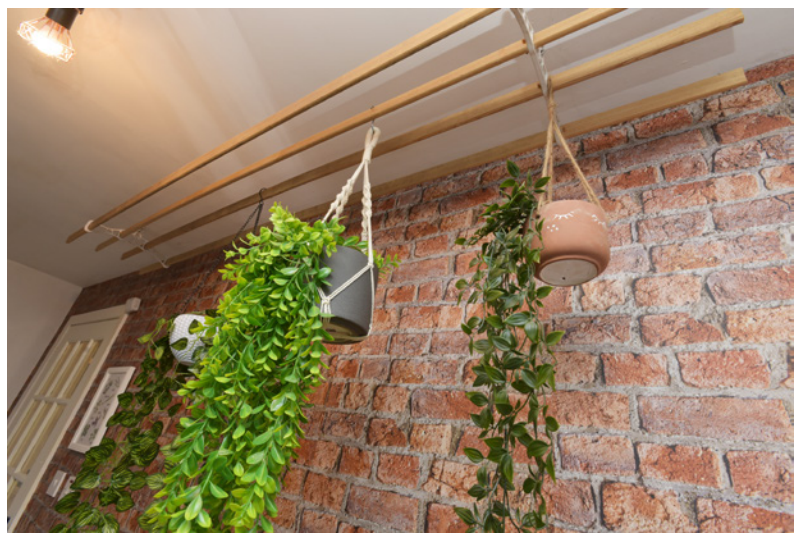
Accommodation is focused on a generous living room that boasts laminate flooring and contemporary décor. The space on offer is flexible and a new owner will have plenty of room to create their ideal entertaining space.



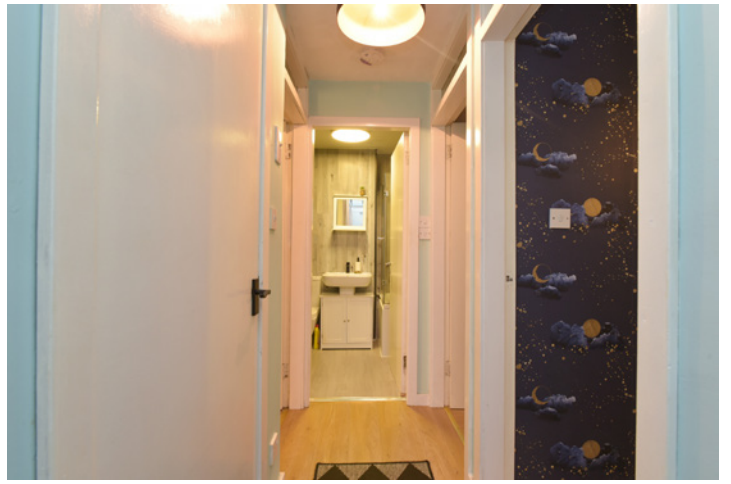
# THE KITCHEN



The kitchen is accessed from the living room and boasts a good range of stylish base and wall-mounted units that are set against a tiled splashback. The induction hob and electric oven are integrated and space is provided for freestanding appliances.



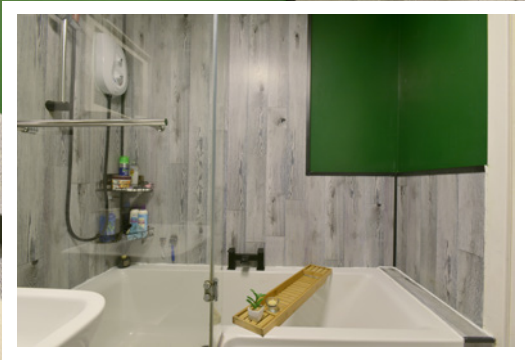




Bedroom one is a generous double that has an integrated wardrobe and plenty of space for a full range of bedroom furniture. Bedroom two is a further double bedroom that is illustrated as a home office with a day bed for occasional guests.

Internal accommodation is completed by a modern bathroom which has a contemporary white suite that includes a shower over the bath.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





Externally, the property boasts a low-maintenance front garden in keeping with the colony-style flat traditionally found in the area.

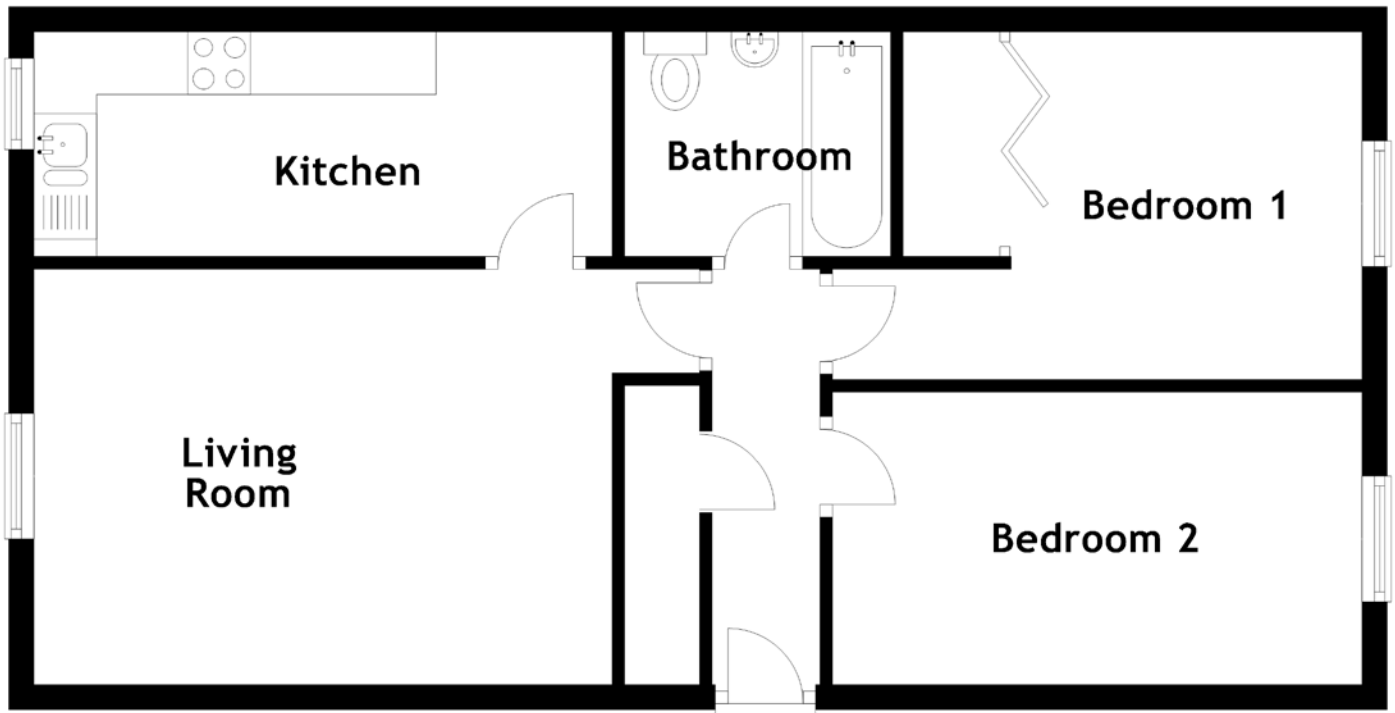
Viewing is essential to appreciate the internal quality and the superb location of this flat.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room 5.87m (19'3") x 3.31m (10'10")  
Kitchen 4.61m (15'1") x 1.79m (5'10")  
Bedroom 1 4.22m (13'10") x 2.77m (9'1")

Bedroom 2 4.22m (13'10") x 2.33m (7'8")  
Bathroom 2.12m (6'11") x 1.79m (5'10")

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup> | EPC Rating: C

Extras: All white goods are included in the sale.





# THE LOCATION

Elm Place is on the southern edge of Leith Links, approximately two miles from the city centre. This is a popular residential area which is well known for lovely public parks and outstanding local amenities. Residents are spoiled for choice when it comes to shopping: bustling Leith Walk, nearby Meadowbank Shopping Park, and Ocean Terminal provide a vast array of independent retailers, well-known high street shops and supermarkets.







For fresh produce, the Leith Farmer's Market is held on Saturdays. Due to its ideal location residents are never far from a vibrant social scene, from the mix of trendy bars and traditional pubs on Leith Walk, to the Michelin-starred restaurants along the cosmopolitan Shore. The area also boasts a wealth of sport and fitness facilities including the well-equipped Meadowbank Sports Centre with an athletics track, outdoor pitches, a multi-purpose sports hall, a gym and fitness studios. For those who prefer the great outdoors, Leith Links and Lochend Park are favourites with joggers and dog walkers, while Portobello beach, the majestic Holyrood Park, Salisbury Crag and Arthur's Seat are just a short drive away. The area is served by an excellent range of local schools in both the public and private sector: it is within the catchment area for well-regarded Hermitage Park Primary School and Leith Academy, which is in easy walking distance. It benefits from fantastic public transport links with bus and tram routes into the city centre and across Edinburgh. It also offers convenient access to the A1, Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.



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