



*Beautifully presented Two Bed Ground Floor
Flat In Edinburgh's Popular Leith Links*



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Entering this lovely five-bedroom end-terraced family home, you immediately know this house has been well looked after, early viewing is recommended.

THE LOUNGE



Inside, the property comprises of:

- Spacious lounge that provides access to the kitchen and offers various possibilities for furniture arrangements.
- Fully equipped kitchen which has been modernised and is in excellent condition with a mixture of integrated and freestanding appliances.

THE KITCHEN





- The property is equipped with two double bedrooms which include storage options.
- Excellent modernised bathroom which has a modern three piece suite and is fitted with a modern shower.

BEDROOM 1



BEDROOM 2



THE SHOWER ROOM

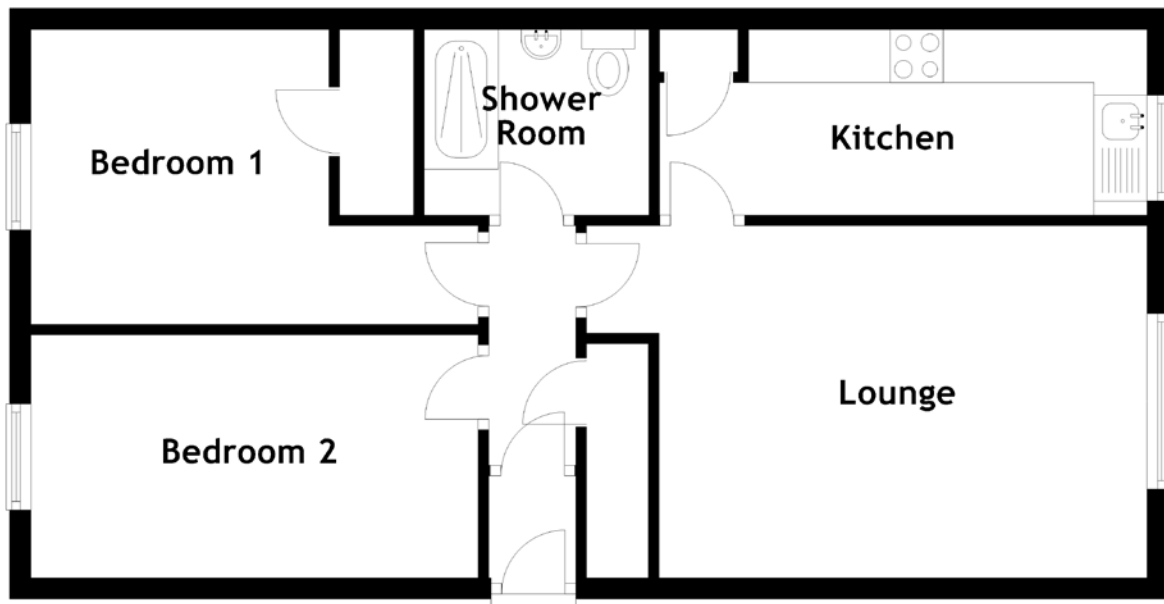


In addition, the property includes free on-street parking and benefits from a modern gas combi boiler and full double glazing which makes for a warm cost-effective home, year-round.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

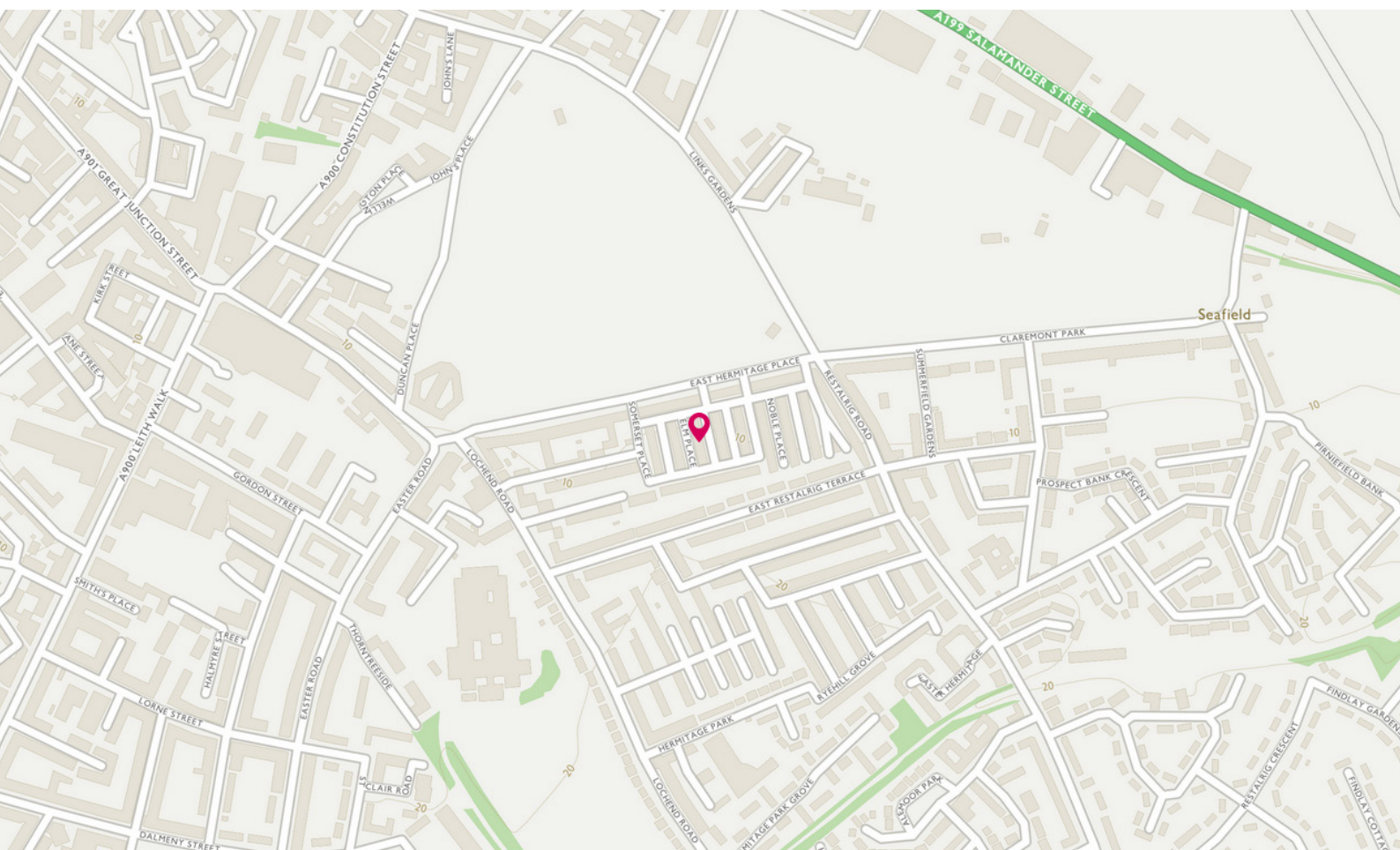


Approximate Dimensions (Taken from the widest point)

Lounge 5.29m (17'4") x 3.32m (10'11")
Kitchen 4.60m (15'1") x 1.75m (5'9")
Bedroom 1 4.22m (13'10") x 2.78m (9'1")

Bedroom 2 4.22m (13'10") x 2.34m (7'8")
Shower Room 2.12m (6'11") x 1.75m (5'9")

Gross internal floor area (m²): 56m²
EPC Rating: C



THE LOCATION

Elm Place is located within very easy walking distance of the green open spaces offered by Leith Links, an extremely popular residential area amongst the colonies to the north-east of Edinburgh city centre. A good selection of local amenities are available in the immediate area and a large Tesco Supermarket and further shops, cafes and eateries can be found on Leith Walk and Easter Road.





The Shore in Leith is also very popular, with its array of fashionable bars and well-renowned restaurants as well as delightful seaside walks and access to the Water of Leith Walkway leading through Stockbridge, all the way to the Pentland Hills. Ocean Terminal is the nearest retail park, with a multi-screen cinema and several restaurants as well as many popular shops.

For families, Leith Primary School and Leith Academy are both within catchment very easy reach. Regular bus services provide good links into the city centre and to other areas of Edinburgh, whilst there are rapid links to the city bypass and A1 via Seafield Road.



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