

2/1 Elgin Terrace

EDINBURGH, EH7 5NN



*TWO-BEDROOM FLAT PRESENTED TO THE
MARKET IN EXCELLENT CONDITION*



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McEwan Fraser is delighted to present the two-bedroom flat which is presented to the market in excellent condition. Many original period features have been retained including sash windows, ornate cornice, high skirting boards and panel doors. The property enjoys a preferred first floor position in a traditional stone tenement building which also boasts a generous communal rear garden.

Internally, accommodation is focused toward a spacious living with a large, west facing, bay window which gives excellent natural light long into a summer evening. The living room has exposed floor boards and ample space for a new owner to create their ideal entertaining space. Off the living room is a recessed internal kitchen with modern, white gloss units. A convenient attic space can be found above the kitchen for additional storage. There are two double bedrooms which both overlook the rear garden. A large bathroom with partial tiling and a white three-piece suite complete the accommodation. The property is fitted with gas central heating.

This is a charming property in a fantastic location, internal viewing is highly recommended.



The Kitchen





Bedroom 1

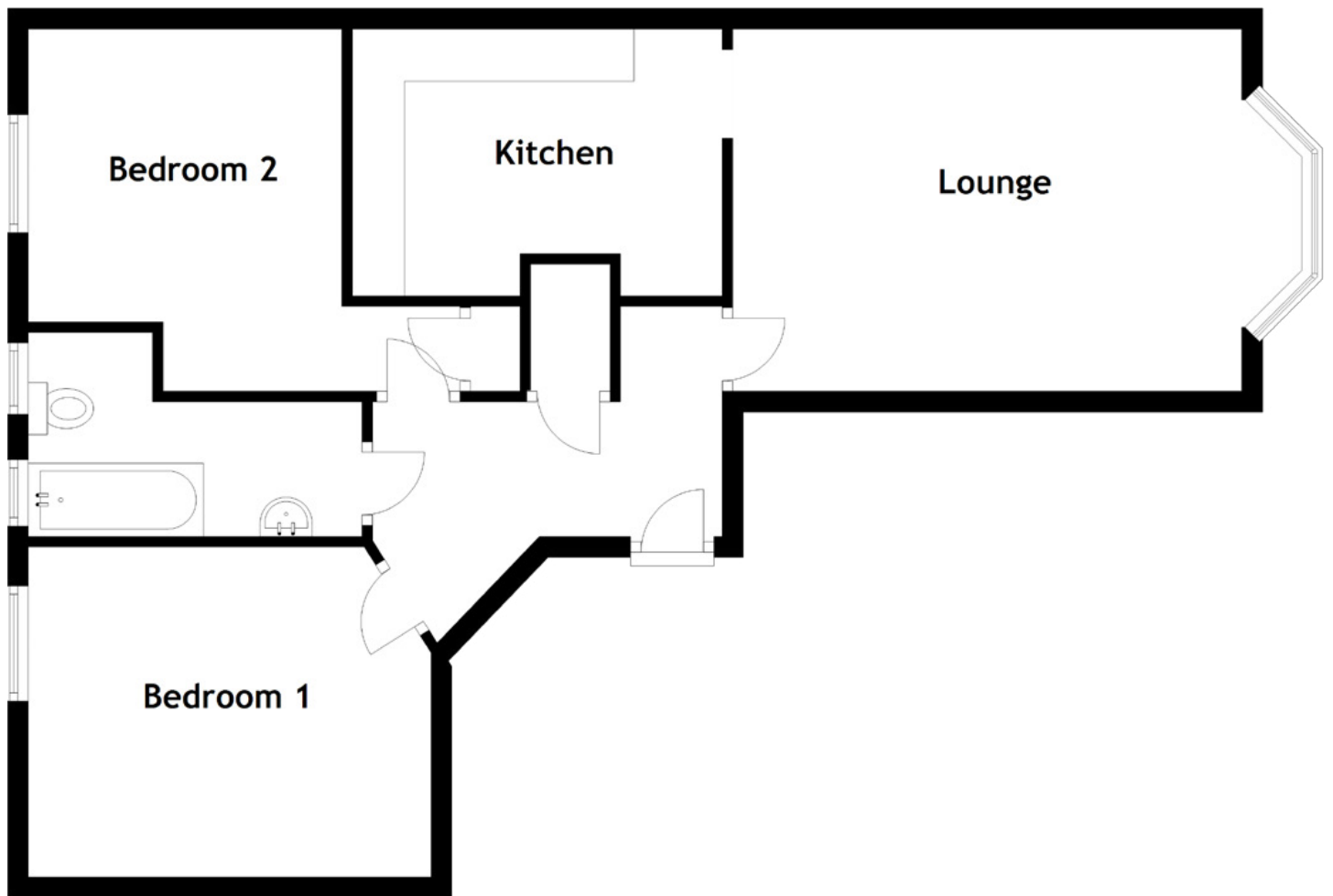




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	6.12m (20'1") x 3.47m (11'5")
Kitchen	3.55m (11'8") x 2.56m (8'5")
Bedroom 1	3.86m (12'8") x 3.17m (10'5")
Bedroom 2	3.47m (11'5") x 3.01m (9'10")

Gross internal floor area (m²): 69m²

EPC Rating: C



Garden Area





Whilst enjoying a degree of seclusion and privacy within this leafy pocket of Hillside, the property is superbly positioned within a short stroll from the shops and amenities of Leith Walk and Broughton Street, where coffee houses, restaurants and delicatessens can be found. The property is also close to Calton Hill, which has one of the most photographed views of Edinburgh's cityscape. The property also enjoys outstanding proximity to all that the inspiring capital has to offer. Award-winning restaurants, trendy bistros, independent retailers, art galleries, theatres, traditional pubs and designer outlets, including Harvey Nichols, are all on your doorstep. The property is situated a short walk from the major transport hubs of Waverley Train Station and the tram terminus at York Place, which provides quick and convenient travel to Edinburgh Airport and the bus station at St Andrew's Square. Nearby is the Omni Centre, which houses a fabulous cinema complex, bars, restaurants and gym and the famous Playhouse Theatre.

The city's best shopping facilities are available on Princes Street. George Street provides banking, building societies and other financial services. There are several post offices from which to choose. For those who prefer open-air recreational facilities, Holyrood Park and Princes Street Gardens are virtually on the doorstep. It is only a short trip to the Botanic Gardens and Inverleith Park.

The Location

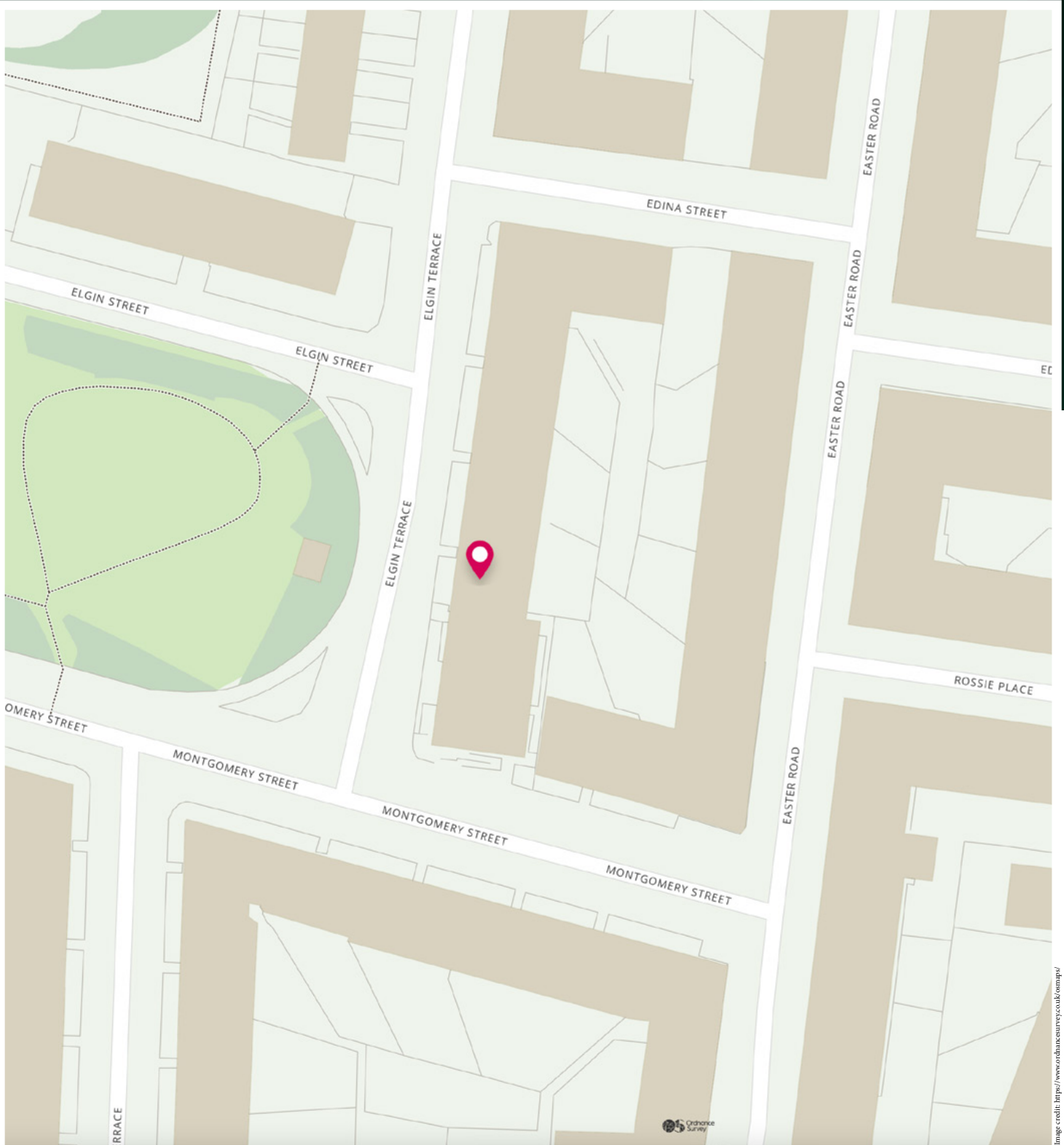


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Part
Exchange
Available



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