

32/5 Elm Row

LEITH WALK, EDINBURGH, EH7 4AH



Stylish two-bed flat on Elm Row, Leith Walk



0131 524 9797



www.mcewanfraserlegal.co.uk

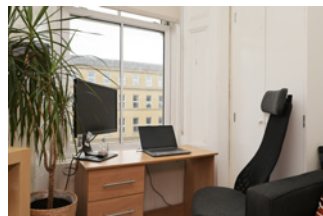


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this stylish two-bedroom tenement flat, perfectly positioned within easy walking distance of Edinburgh's vibrant city centre. Beautifully presented throughout, this property is in excellent condition and would make an ideal first-time purchase or a superb investment opportunity. Internal viewing is highly recommended to fully appreciate what's on offer.

THE LIVING ROOM



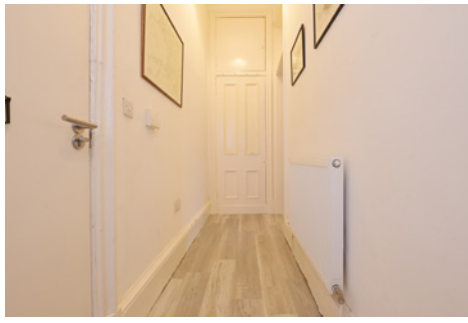
The heart of the home is a striking open-plan kitchen and living area, featuring high ceilings, neutral décor, and an abundance of natural light.

THE KITCHEN



The kitchen has been finished to an exceptional standard, offering a sleek range of wall and base units with integrated appliances. Thoughtfully designed, it makes excellent use of the available space while maintaining a contemporary feel.





The principal bedroom is particularly spacious, with ample room for a full suite of freestanding furniture and the added benefit of a large walk-in cupboard. The second bedroom also accommodates a double bed and supporting furniture, making it ideal for guests, a home office, or a rental setup.

The accommodation is completed by a modern, stylish shower room. Additional benefits include double glazing, gas central heating, and a secure entry system, ensuring comfort and peace of mind year-round.

This impressive property combines classic tenement charm with modern living and an unbeatable location. Early viewing is strongly advised.

THE SHOWER ROOM



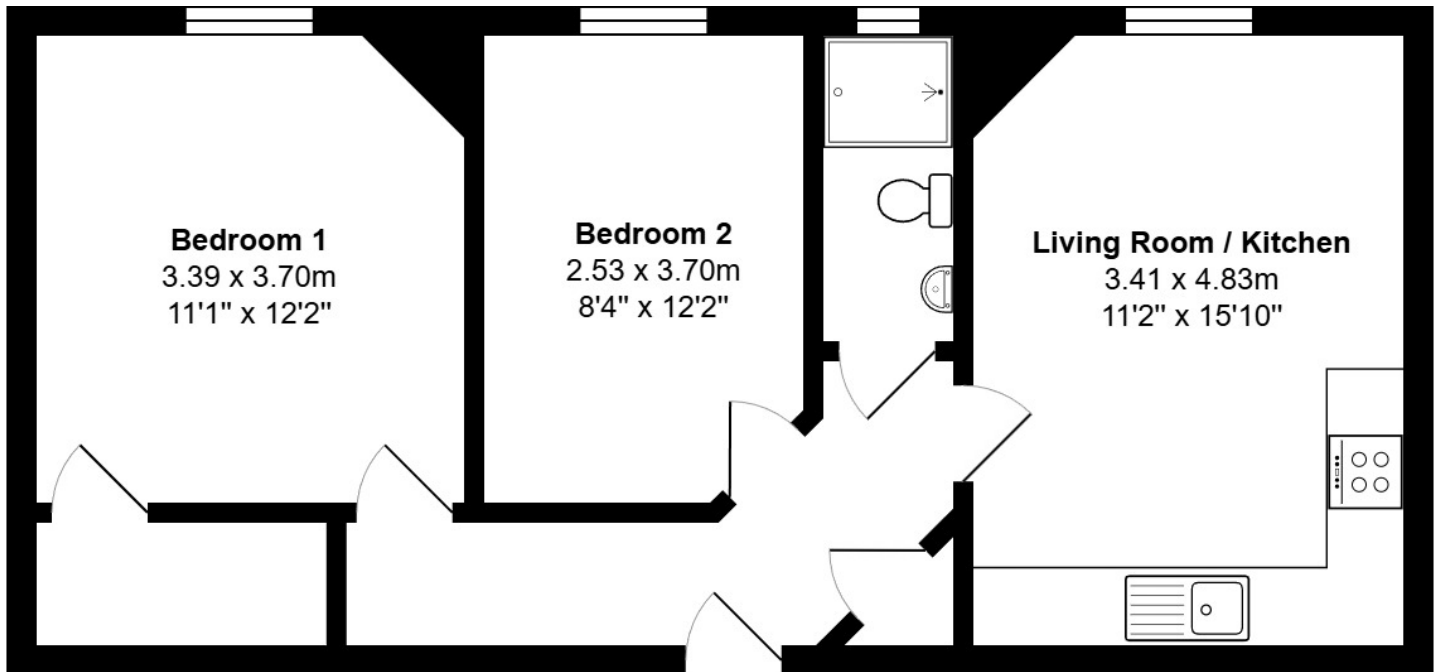
BEDROOM 1



BEDROOM 2

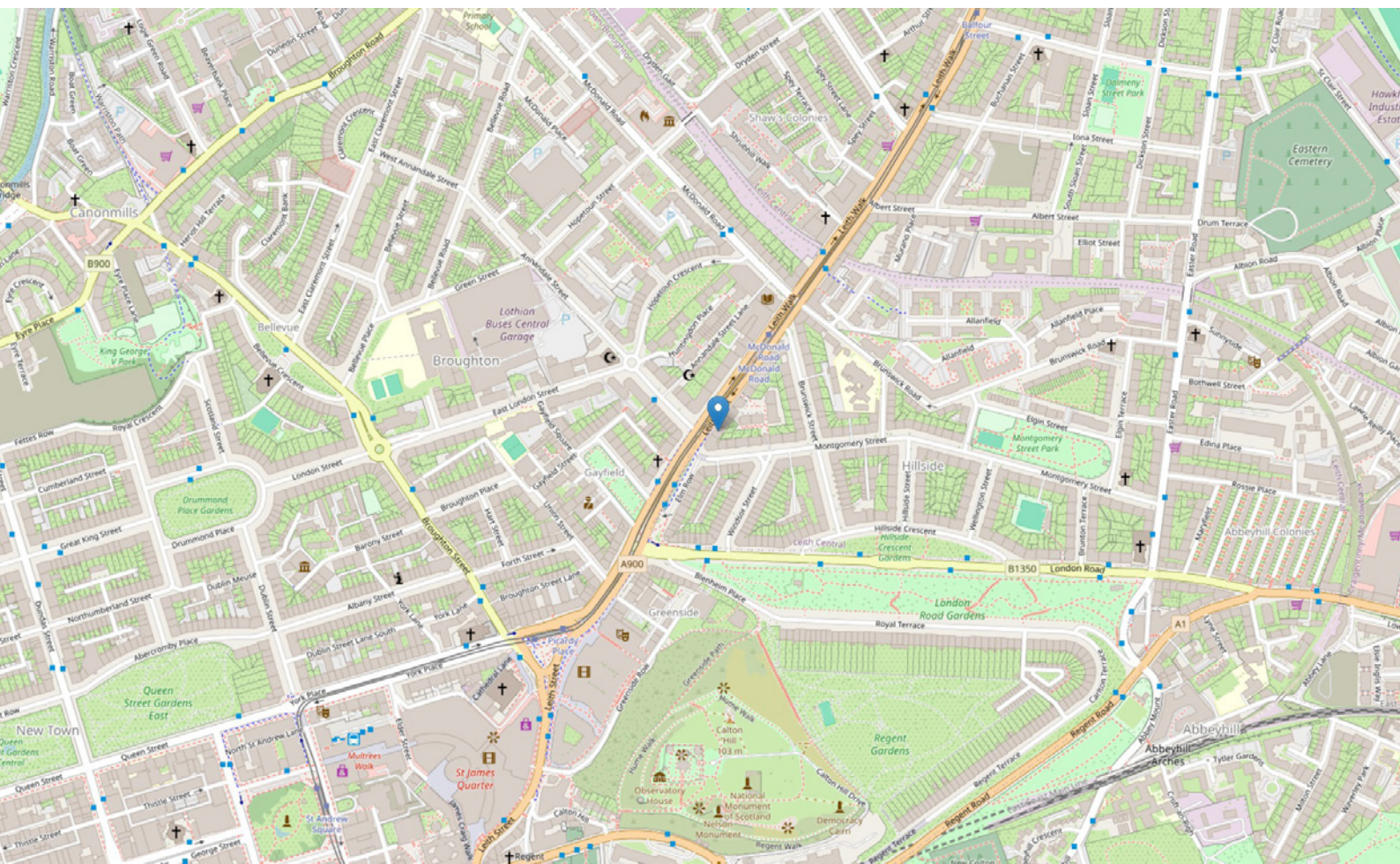


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 53m² | EPC Rating: C



THE LOCATION

Located on Elm Row, at the top of Leith Walk, this well-positioned flat offers an exceptional city lifestyle for young professionals who value convenience, culture, and connectivity. Within easy walking distance of Edinburgh's city centre, residents can enjoy the best of both worlds, a lively urban setting surrounded by green spaces. Calton Hill, with its panoramic city views, is just minutes away, while Holyrood Park and Arthur's Seat provide miles of scenic walking and running routes. The peaceful Royal Terrace Gardens and Leith Links also offer inviting spots for outdoor relaxation or exercise.





Elm Row sits at the gateway to some of Edinburgh's most popular destinations, including the St James Quarter, Broughton Street, and the wide array of independent shops, cafés, and restaurants along Leith Walk. Everything from morning coffee to evening dining and live entertainment is within easy reach.

Transport connections are excellent, with regular bus and tram services linking directly to Edinburgh Airport, Leith, and the wider city. Waverley Station is just a short walk away, making commuting and travel across Scotland effortless.

Perfectly placed for work, leisure, and outdoor exploration, this Elm Row address offers a dynamic and well-connected base for those seeking to make the most of modern life in Edinburgh.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.