

3 Elliot Street

LEITH, EDINBURGH, EH7 5LX



*Spacious One Bedroom Main Door Flat In The Popular
Leith Area Of Edinburgh*



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McEwan Fraser Legal is delighted to present this one-bedroom main door flat to the market. Internally the property is in walk-in condition and comprises of:

- Fully equipped kitchen fitted with fan oven, hob, extractor, washing machine and fridge freezer
- Spacious living area is a versatile space and could be configured in various ways
- One spacious double bedroom will accommodate free-standing furniture and overlooks the rear garden grounds
- One bathroom is in good condition and is fitted with a white three-piece suite

In addition to this, the property includes double glazed windows & gas central heating to make for a warm and cost-effective home all year round.



THE LOUNGE

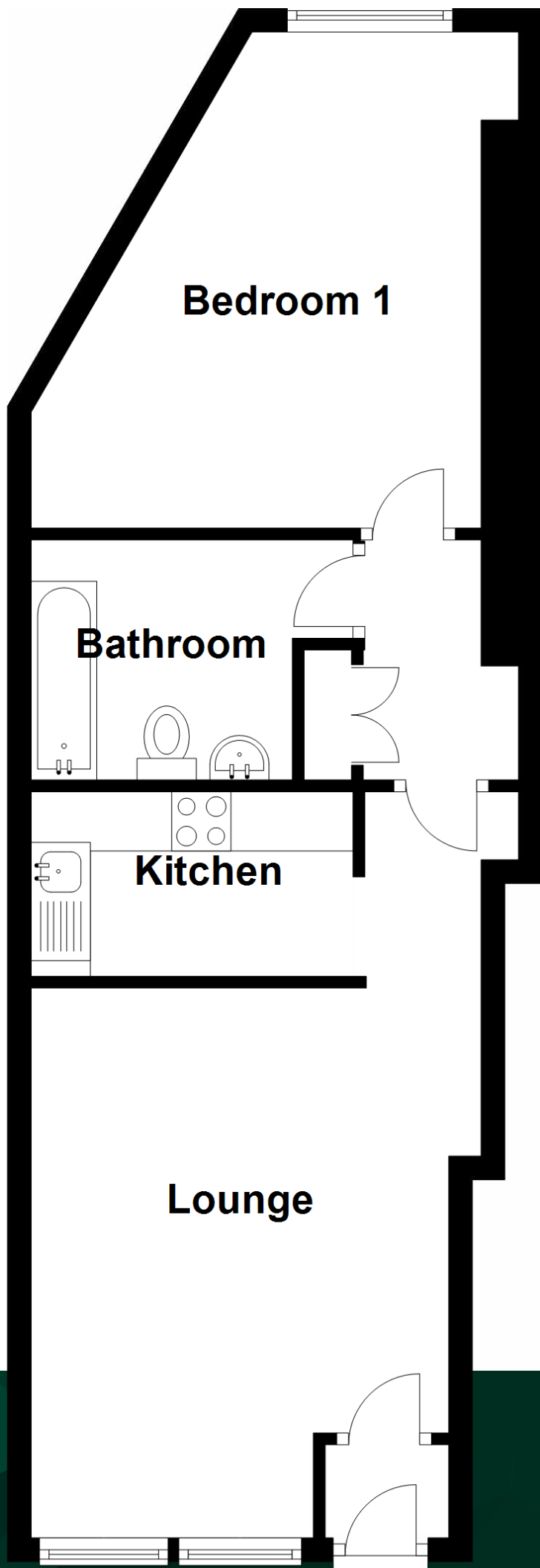


THE KITCHEN





BEDROOM & BATHROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	4.65m (15'3") x 3.80m (12'6")
Kitchen	3.00m (9'10") x 1.56m (5'1")
Bedroom 1	4.20m (13'9") x 3.80m (12'6")
Bathroom	3.00m (9'10") x 2.00m (6'7")

Gross internal floor area (m²): 46m²
EPC Rating: D



Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities and other local amenities. A 25-30 minute walk will take you to Ocean Terminal where further shops, restaurants, and cinema can be found with a 10 minute walk to Edinburgh's new St James Centre and the city centre.

Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

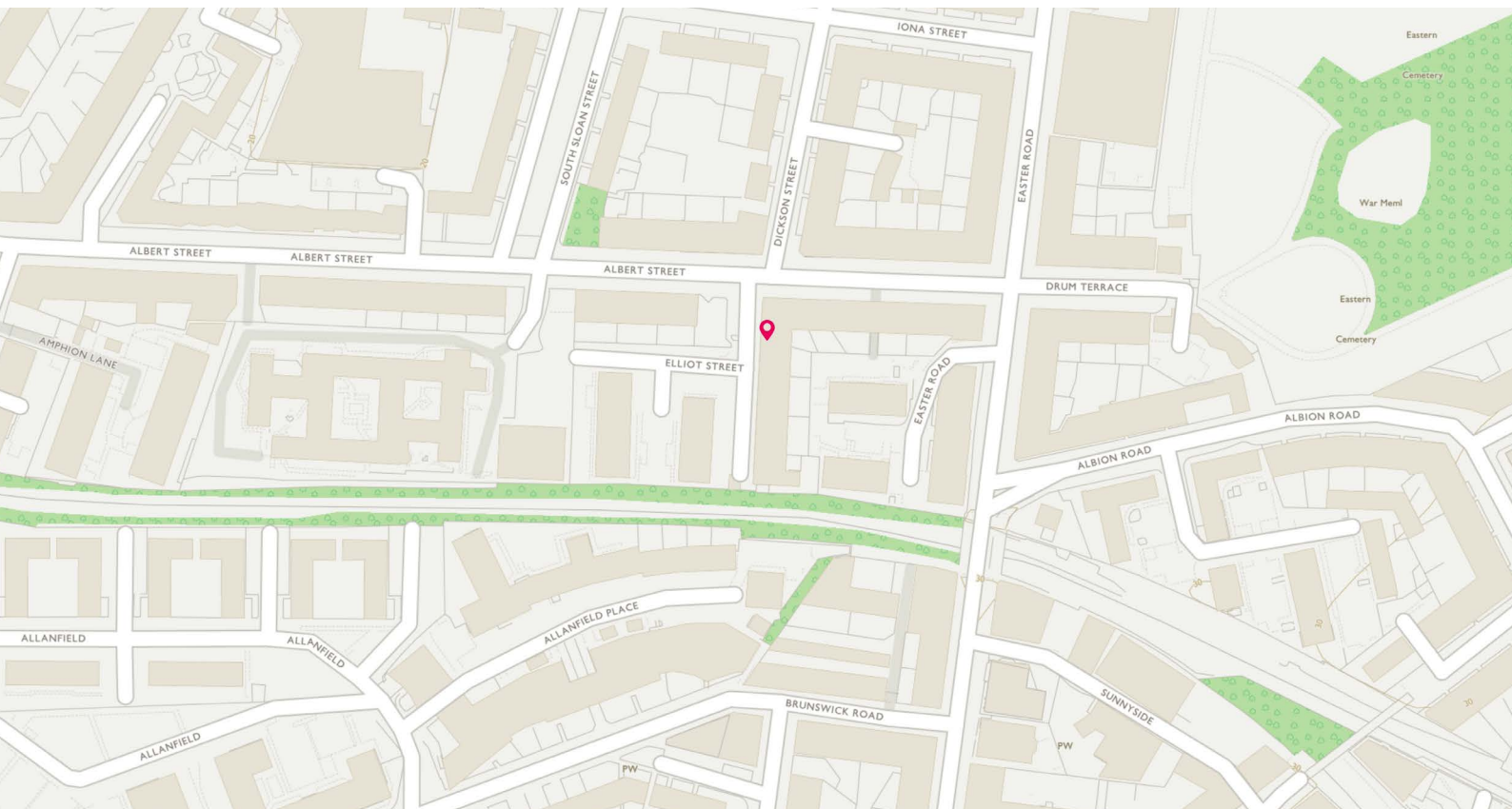
It is worth noting that in the near future the Edinburgh Tram will pass by this development which will connect the property with the city and further afield to Edinburgh's busy Airport.

Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City Bypass.





REAR OF PROPERTY



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Part
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