

16/2 Elm Place

EDINBURGH, EH6 8AL



*Superb opportunity to own a ground floor property
near to all amenities Leith has to offer*



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McEwan Fraser Legal is delighted to offer to the market this impressive, generously proportioned ground floor apartment in a peaceful setting within a central yet quiet location. The interior of the property is in good order throughout and offers spacious accommodation.

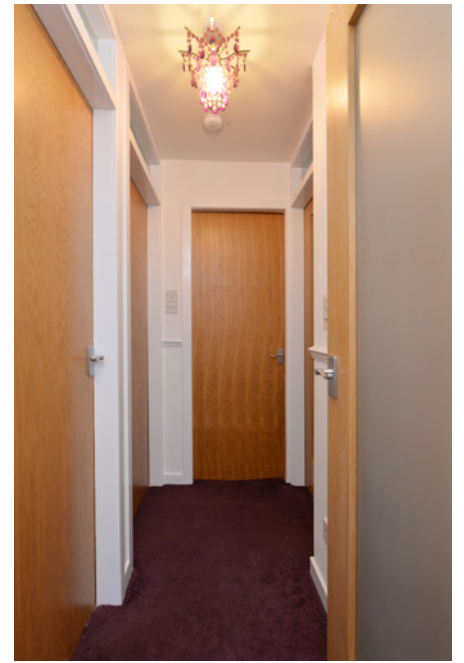
THE LOUNGE



This charming main door, ground floor flat is meticulously maintained and presented to the market in a walk-in condition. Having been beautifully looked after by its present owners, it affords stylish living in a great location. The kitchen is contemporary and bright and is a popular galley style.

THE KITCHEN





The accommodation further comprises two double bedrooms and a bathroom. The bathroom offers a corner bath, with a shower overhead, fully tiled and with a vanity wash hand basin. One bedroom has built-in wardrobes.

THE BATHROOM



BEDROOM 1



BEDROOM 2

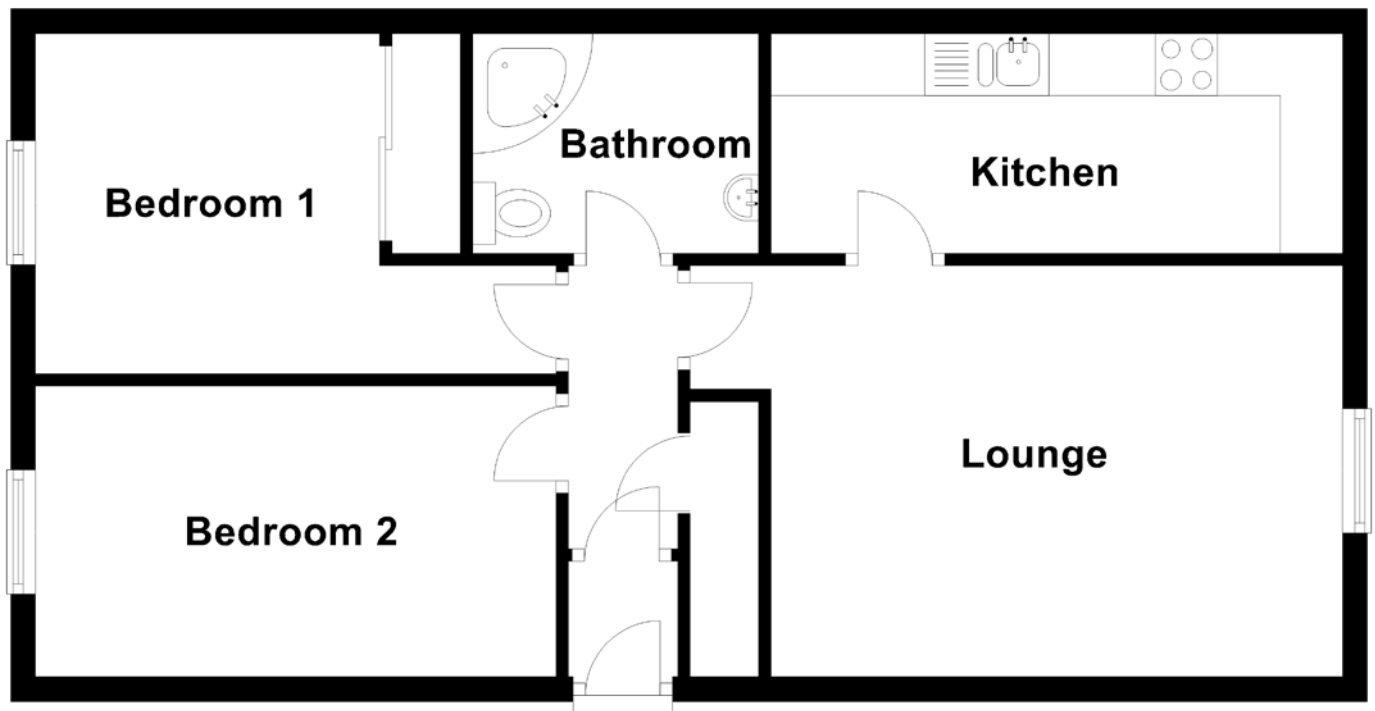


This flat possesses a courtyard to the front of the building and on-road parking.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



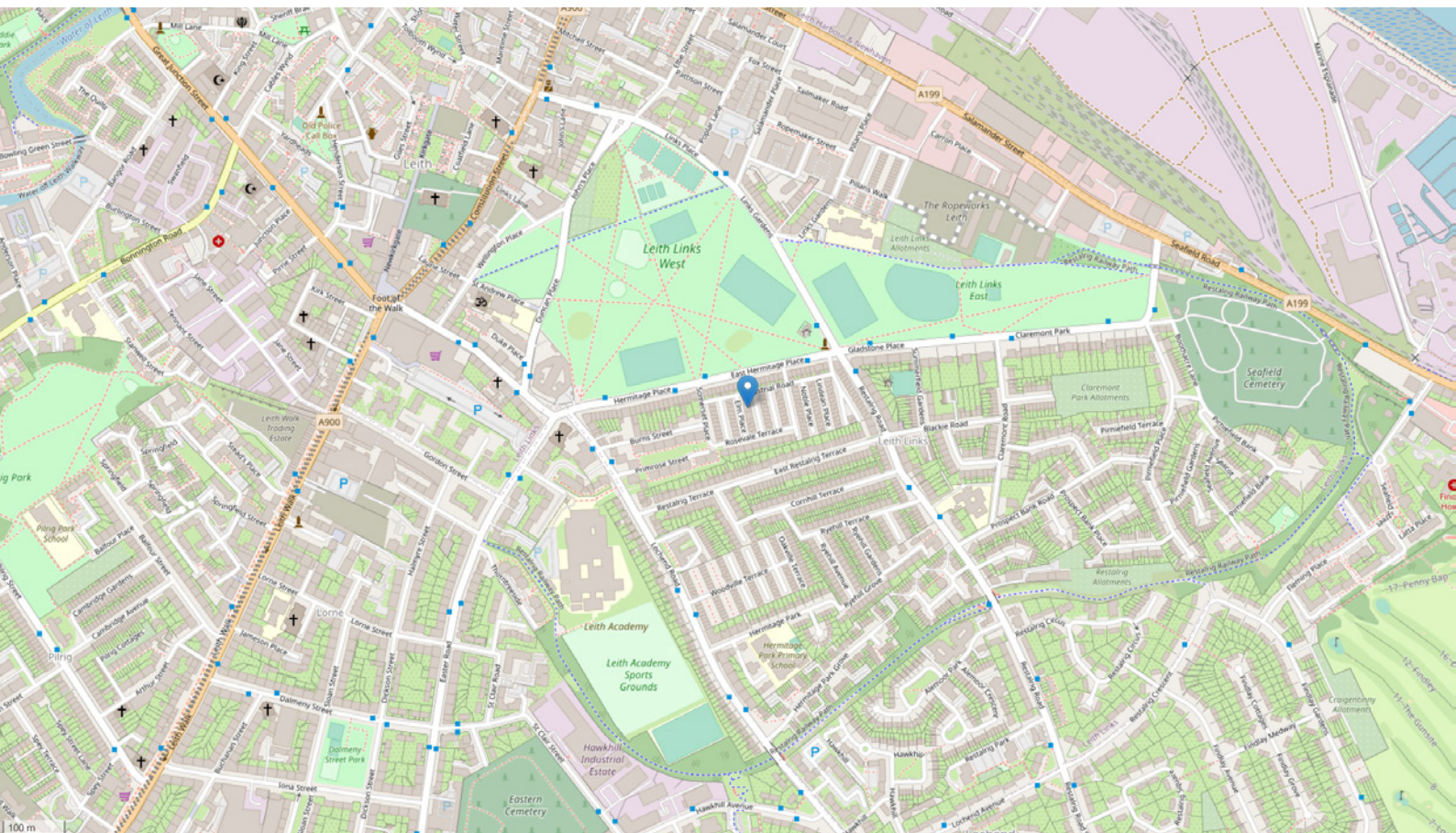
Approximate Dimensions (Taken from the widest point)

Lounge 5.25m (17'3") x 3.31m (10'10")
Kitchen 4.60m (15'1") x 1.77m (5'10")
Bedroom 1 4.19m (13'9") x 2.74m (9')

Bedroom 2
Bathroom

4.19m (13'9") x 2.34m (7'8")
2.30m (7'7") x 1.77m (5'10")

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



THE LOCATION

Many would consider Edinburgh's Leith Links area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. Just a few minute's walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.





Leith is an established, independent community, and certainly, it 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 a vast array of amenities with several surgeries, and a choice of dentists.

The shore, the area of Leith situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

From here, it is a simple matter of a 25-minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the city by-pass.



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