



7 Elm Place
Leith Links, Edinburgh
EH6 8AL



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more information:

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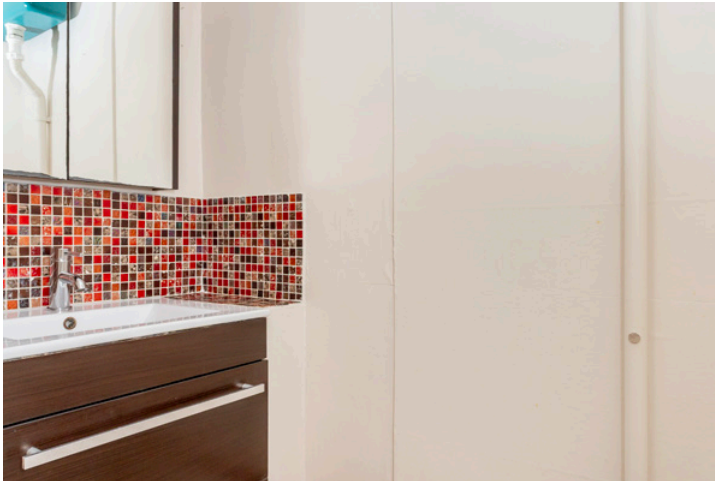
Situated close to Leith Links, this main-door ground-floor flat forms part of a traditional building. Superb amenities are just a stroll away, along with frequent bus and tram links for a swift commute into the city centre. The home itself is well-presented in light hues, offering bright and airy accommodation. It includes an open-plan reception area with a modern kitchen, as well as a charming double bedroom that is neighboured by a study, offering ample scope for creative use. The home also benefits from a private front garden. Altogether, it is an ideal residence for a wide range of buyers, and is sure to be in high demand.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, and a freestanding fridge/freezer to be included in the sale.

Features

- A traditional and well-presented lower flat
- Desirable location in popular Leith Links
- Private main-door entrance
- Welcoming vestibule and hall with storage
- Open-plan kitchen/living/dining room with:
 - Double-door storage
 - A log-burning stove
- Double bedroom with feature fireplace
- Versatile study/office/nursery
- 2pc WC and separate 1pc shower room
- Enclosed, private front garden
- Unrestricted on-street parking
- Gas central heating and sash windows

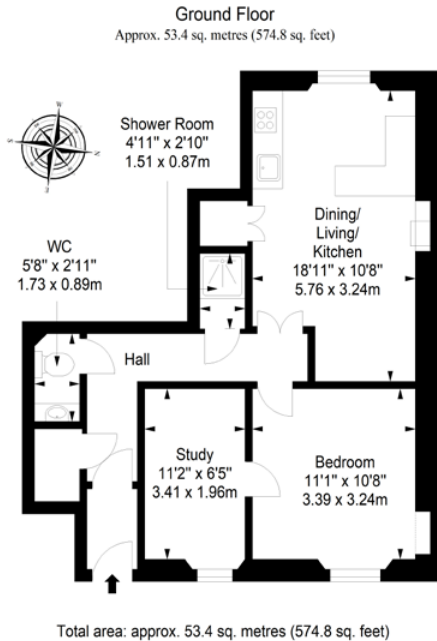








Floorplan



EPC Rating - C | Council tax band - B | Home report Value - £230,000



Price & Viewings

Please refer to our website
www.watermans.co.uk

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