



23(2f1) Elgin Terrace  
Edinburgh, EH7 5PB



VMH SOLICITORS



# 23 (2f1)

Elgin Terrace

Second Floor Corner Flat forming part of a traditional tenement with views along Brunswick Road and enjoying a flood of afternoon light.

- Entrance hall
- Livingroom/kitchen
- Double bedroom
- Shower room
- Gas central heating
- Double glazing
- Security entryphone
- Communal west facing roof terrace
- Residents permit parking



Home Report: £185,000

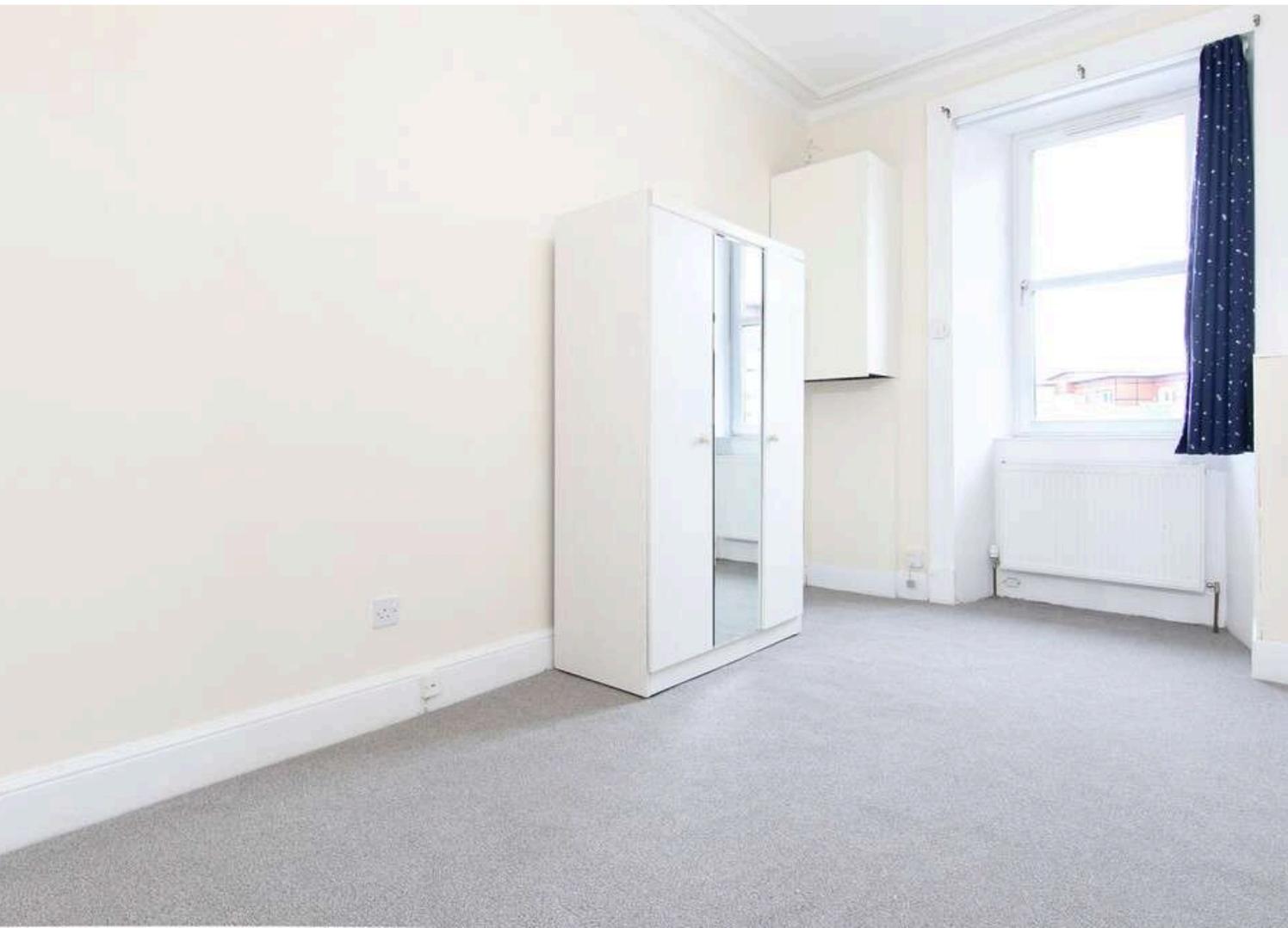
EPC Rating: C

Second Floor Corner Flat forming part of a traditional tenement with views along Brunswick Road and enjoying a flood of afternoon light.

The flat is entered off a well kept common stairway with security entryphone system and tastefully presented accommodation comprising reception hall, open plan lounge/fitted kitchen with corner window, double bedroom and shower room. Gas central heating with a combination boiler and double glazed windows.

There is access to a large west facing roof terrace at first floor level off the common stairway and residents permit parking on Elgin Terrace and in the adjacent streets.

Extras: to include all fitted floor coverings, curtains, light fittings, hob, oven, cooker hood and the washing machine. Please note no warranty will be given as to the working order of the appliances.



Situated just two miles from the city centre, this popular area is focused around the bustling Easter Road, with its eclectic array of independent shops, pubs, takeouts and eateries.

Further amenities, incorporating high-street retail outlets and supermarkets, can also be found at nearby Meadowbank Retail Park. For local outdoor recreation, the area enjoys scenic open spaces such as Lochend Park and Holyrood Park, home to Edinburgh's iconic Arthur's Seat. Due to the area's easterly location, Portobello's much-loved sandy seafront is also just a short bus ride away. Sports enthusiasts are well-catered for at several nearby leisure centres, swimming pools and gyms.

With Easter Road adjoining the A1 thoroughfare, the area benefits from excellent transport links across the city and further afield, including 24-hour bus services.



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