



GILSON GRAY

LAW • PROPERTY • FINANCE

21/2 ELBE STREET

Leith, Edinburgh, EH6 7HJ



Beautifully presented with attractive, modern interiors and hardwood flooring throughout, this ground-floor flat forms part of a charming development in cosmopolitan Leith, sure to appeal to a wealth of buyers including first-time purchasers, city professionals, couples, young families, downsizers, and rental investors alike. The two-bedroom home benefits from access to attractively landscaped shared grounds and private residents' parking. Leith's eclectic amenities are easily accessible from the property, including a diverse range of shops, cafés, coffee shops, restaurants, and bars, education facilities, transport links (The Shore tram stop is a two-minute walk away), and open spaces, including Leith Links and the Water of Leith walkway.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor fan, and wine cooler will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Ground-floor flat in Leith
- Well-presented, modern interiors and mostly neutral décor
- Secure shared entrance
- Hallway with built-in storage
- Elegant, east-facing living room
- Attractive, well-appointed breakfasting kitchen
- Two bedrooms (one with a large built-in wardrobe)
- Shower room with storage and a chrome towel radiator
- Well-maintained communal grounds
- Private residents' parking



"THIS TWO-BEDROOM
GROUND-FLOOR FLAT
IS IDEALLY LOCATED
CLOSE TO EXCELLENT
AMENITIES."



EPC RATING:



COUNCIL TAX BAND:

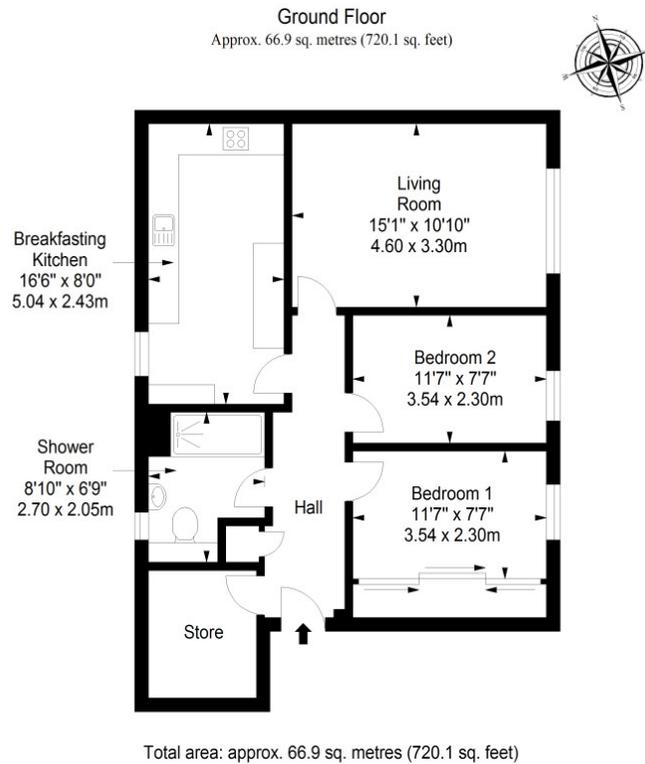


VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK



EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.