





'Beautifully presented and bright 3rd (top) floor gable end flat forming part of a modern built development within the cosmopolitan Shore district of the capital.'

Hallway, lounge/dining room, kitchen with built in appliances, 2 bedrooms and white 3pc bathroom with electric shower above bath. Loft space. Electric storage heating and double glazing. Secure entry phone system. Landscaped grounds with resident car park to rear plus on street parking to front. Ideal home or rental investment which can be sold fully furnished to allow for ease of purchase.

45 Elbe Street lies approximately 1.5 miles Northeast of Princes Street and is therefore well placed for those working within the city centre with a regular bus service available. It is also worth noting the extension of the Edinburgh tram link will include nearby tram stop. Alternatively, the A199 allows for ease of movement out with the area. Within the vicinity there are amenities to meet every day needs including independent shops, cafes and supermarkets plus numerous waterside bars, restaurants and bistros. Leith Links allows for a wide range of outdoor pursuits whilst Ocean Terminal complex has a number of major retailers plus multi-screen cinema complex and PureGym.

Extras

The contents are available by negotiation.

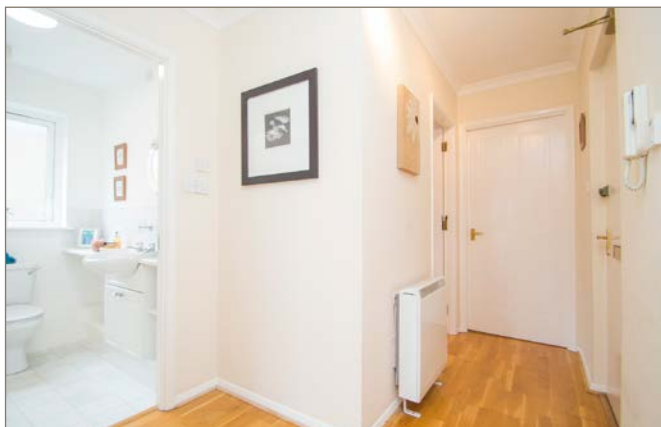
Note

Please note there is an annual factoring charge of approximately £600 that includes buildings insurance, stair cleaning and general maintenance of the development.

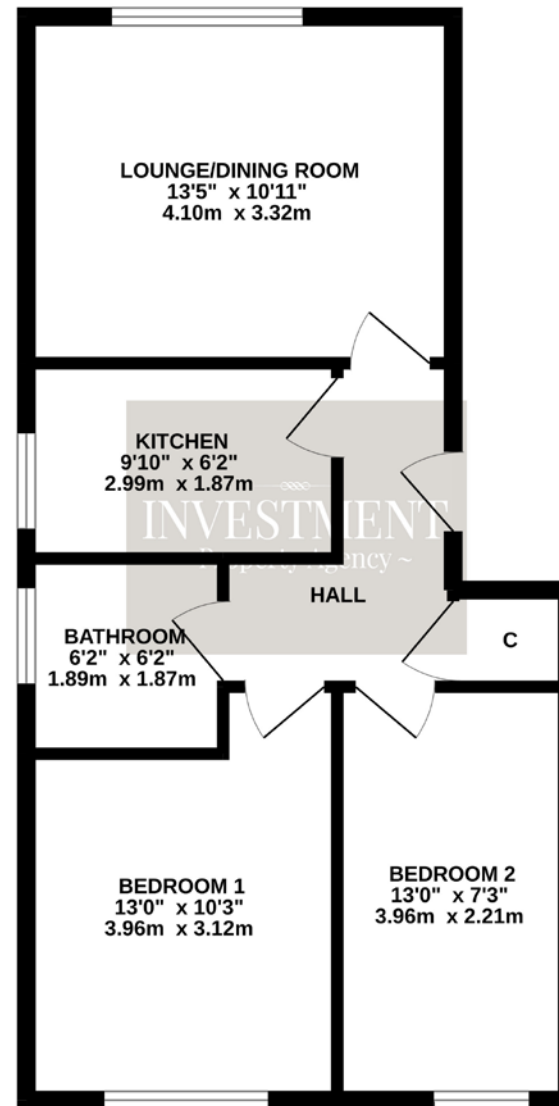
Energy Performance Rating

D





TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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