



49/3 Elbe Street,
Edinburgh
EH6 7HP



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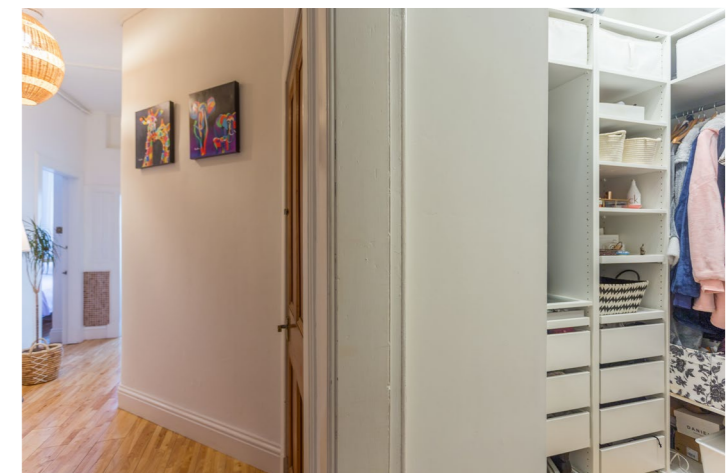
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1st Floor Flat



accommodation

- Entrance hall
- Sitting room
- Dining kitchen
- Double bedroom
- Boxroom
- Bathroom

features

- Wooden flooring
- Neutral decor
- Gas central heating
- Double glazing
- Security entry phone
- Communal garden

description

Bright and exceptionally spacious first floor tenement flat within walking distance of Leith Links and the popular Shore area of the City. Also the tram stop on Consitution Street is just a short walk from the flat. The flexible accommodation comprises entrance hall with storage cupboard, sitting room with window to the front and a feature painted cast iron fireplace with wooden floor, modern, fitted kitchen / dining room with space for a fridge/freezer, washing machine, built in wine rack and shelved press cupboard, double bedroom, boxroom (currently used as a dressing room, fitted with a range of hanging rails and drawers), and a bathroom with white 3 piece suite and thermostatic shower fitting over the bath. The property benefits from gas central heating, double glazing, security entryphone system and there is a communal garden area to the rear. Overall, this is a fabulous first time buyer flat, offered for sale in move in condition, which must be viewed to be fully appreciated.



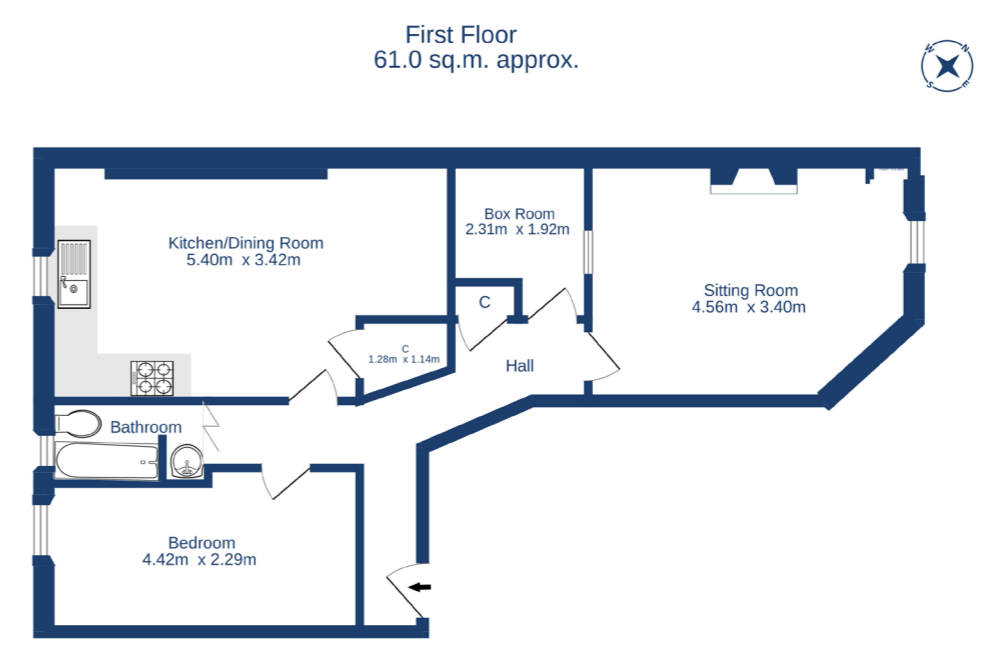
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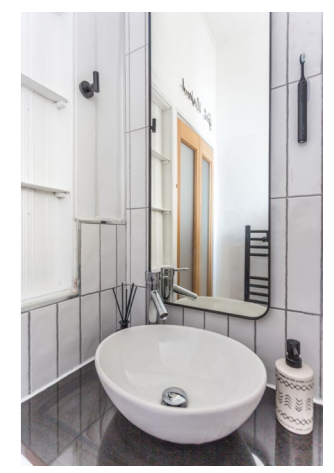
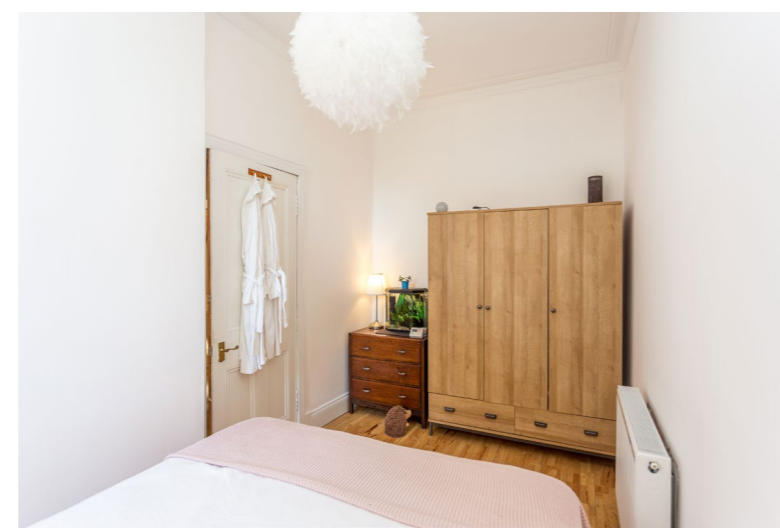
Home Report
Value: £190,000

Items to be included in the sale price:

Fitted flooring, ceiling light fittings, oven, hob, extractor hood and wardrobes in boxroom.



TOTAL FLOOR AREA: 61.0 sq.m. approx.
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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