



55/5 Elbe Street,
Edinburgh
EH6 7HP



Second Floor
Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Double bedroom
- Dressing room
- Bathroom

features

- Some sanded floorboards
- Gas central heating
- Double glazing
- Security entry phone system
- Communal courtyard
- Beautifully presented

description

Immaculate, second floor flat in a traditional tenement building, just a short walk from The Shore and the tram stop on Constitution Street. The accommodation comprises L-shaped entrance hall with sanded floor, storage cupboard and feature book shelves, spacious sitting room / dining room with sanded floor, modern fitted kitchen with a range of wall and base units and appliances, double bedroom with sanded floor, dressing area with fitted wardrobes and stylish bathroom with traditional style four piece white suite with cast iron roll top bath and separate shower cubicle with rainfall shower head and checkerboard flooring. The property benefits from gas central heating (Tado controlled), timber framed double glazing, security entry phone and communal courtyard. The property has been beautifully refurbished by the current owner and is offered for sale in first class order throughout, and early viewing is highly recommended.



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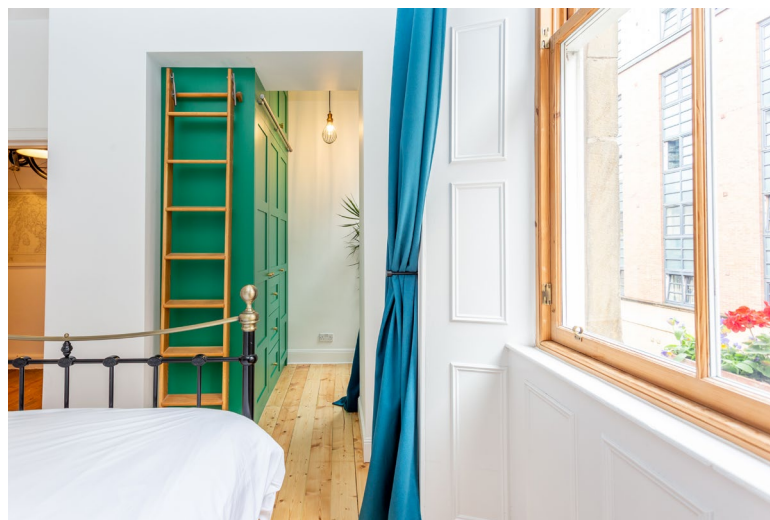


Home Report
Value: £190,000

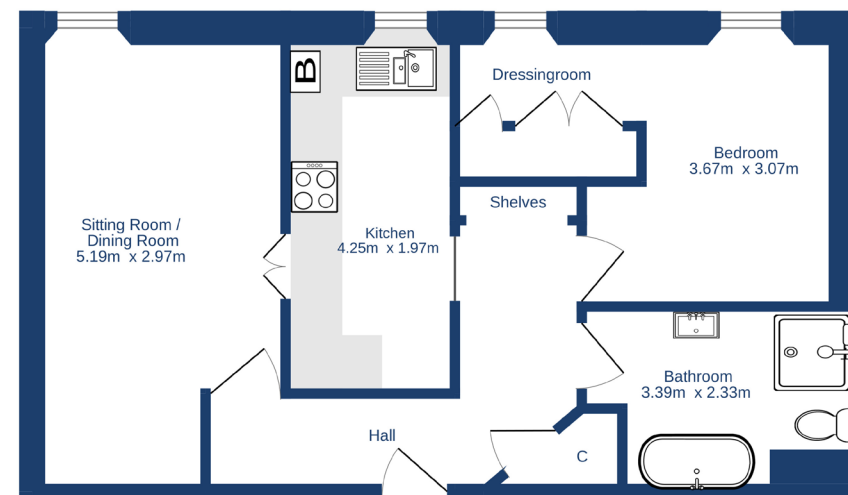
Items to be included in the sale price:

Flooring, ceiling light fittings, curtains and kitchen appliances (excluding the fridge/freezer)

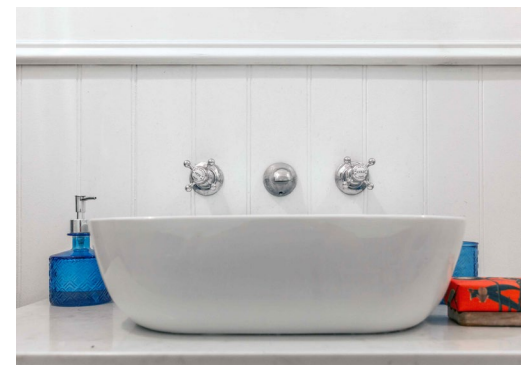




Second Floor
50.6 sq.m. approx.



TOTAL FLOOR AREA : 50.6 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.
Made with Miroplan 12/2025



espc



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