



16/2 Elm Place
Edinburgh
EH6 8AL



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Ground Floor Flat



accommodation

- Entrance vestibule & hall
- Sitting room / dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Private garden

features

- Engineered wood flooring
- Neutral decor
- Gas central heating
- Double glazing
- Good storage throughout
- Popular location

description

Bright ground floor flat in the highly popular location of Leith Links. Ideally located for the wide open spaces of Leith Links park, as well as easy access to the Tram stops on Constitution Street or at the bottom of Leith Walk. . There are an abundance of local shopping choices, from supermarkets to independent shops, cafes, bars and restaurants that Leith has to offer. The accommodation comprises entrance vestibule, hallway with storage cupboard, sitting room / dining room with feature fireplace, fitted kitchen, double bedroom with fitted wardrobe, second double bedroom (currently used as a home office) and bathroom with white suite, including corner bath with thermostatic shower fitting over. There is an area of west facing private garden to the front, currently paved for ease of maintenance as well as unrestricted on street parking available. This is an ideal first time buyer or buy to let opportunity which must be viewed to be fully appreciated.



EPC:
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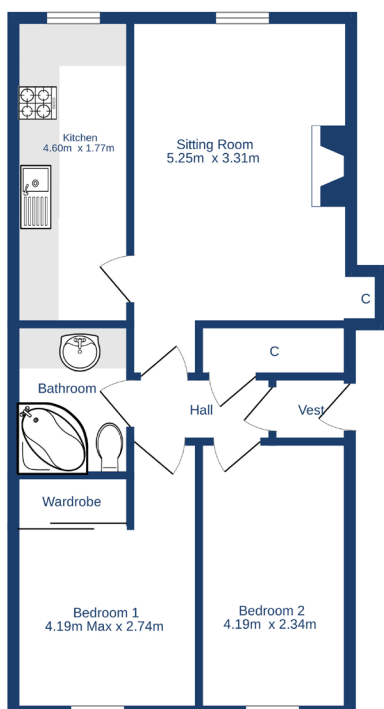
Home Report
Value: £225,000

Items to be included:

Fitted flooring, ceiling light fittings, blinds, curtains and integrated kitchen appliances (oven, hob, extractor, fridge/ freezer).



Ground Floor
56.0 sq.m. approx.



TOTAL FLOOR AREA: 56.0 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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