





'Beautifully presented and spacious 2nd floor flat forming part of a modern built development within the cosmopolitan Shore district of the capital.'

Hallway, lounge/dining room, contemporary style kitchen with built in appliances, 2 bedrooms and white 3pc bathroom with electric shower above bath. Electric storage heating and double glazing. Secure entry phone system. Landscaped grounds with resident car park to rear plus on street permit parking to front. Move in condition.

39 Elbe Street lies approximately 1.5 miles North East 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 recent extension of the Edinburgh tram link, with nearby tram stop, running to the city centre and Edinburgh Airport. 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.

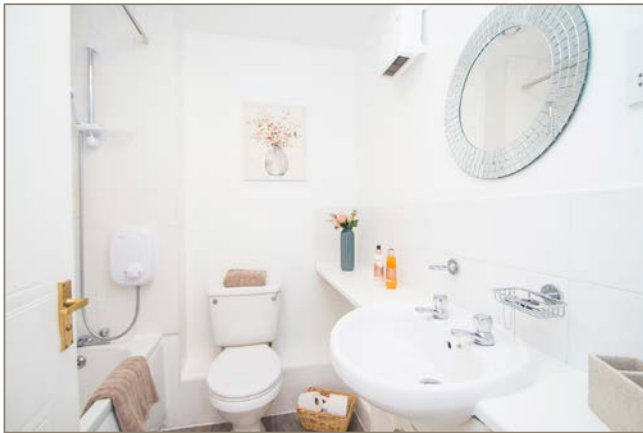
Note

Please note there is an annual factoring charge of approximately £800 that includes buildings insurance, stair cleaning and general maintenance of the development.

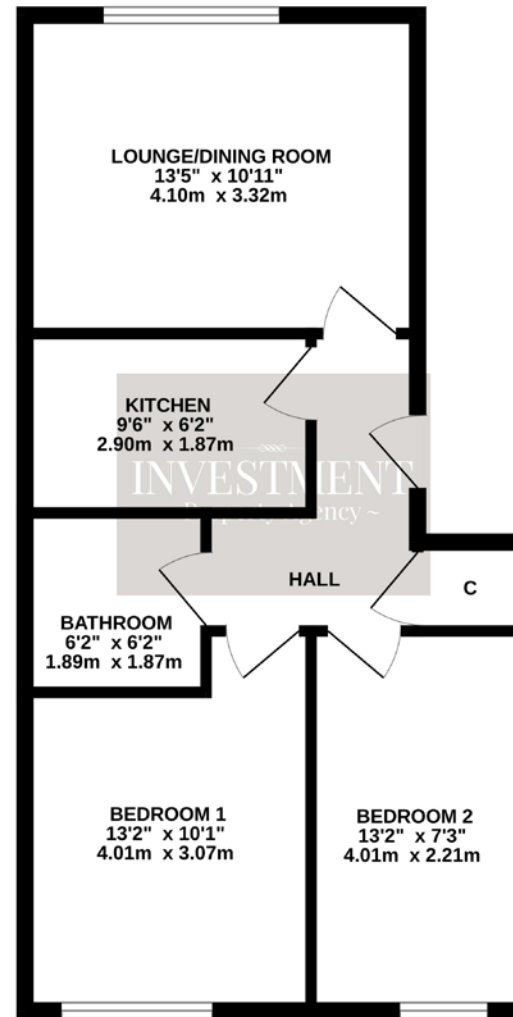
Energy Performance Rating

B





2ND 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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