







*'Superb sized and generously proportioned 2nd (top) floor flat forming part of a small modern built cul de sac development within the cosmopolitan Shore district of the capital.'*

Hallway, fabulous dual aspect lounge/dining room with feature fireplace, modern fitted kitchen with appliances, 2 spacious double bedrooms with built in wardrobes and white 3pc bathroom with shower above bath. Loft space. Gas central heating and double glazing. Secure entry phone system. Private, resident car park to front. Move in condition.

34 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

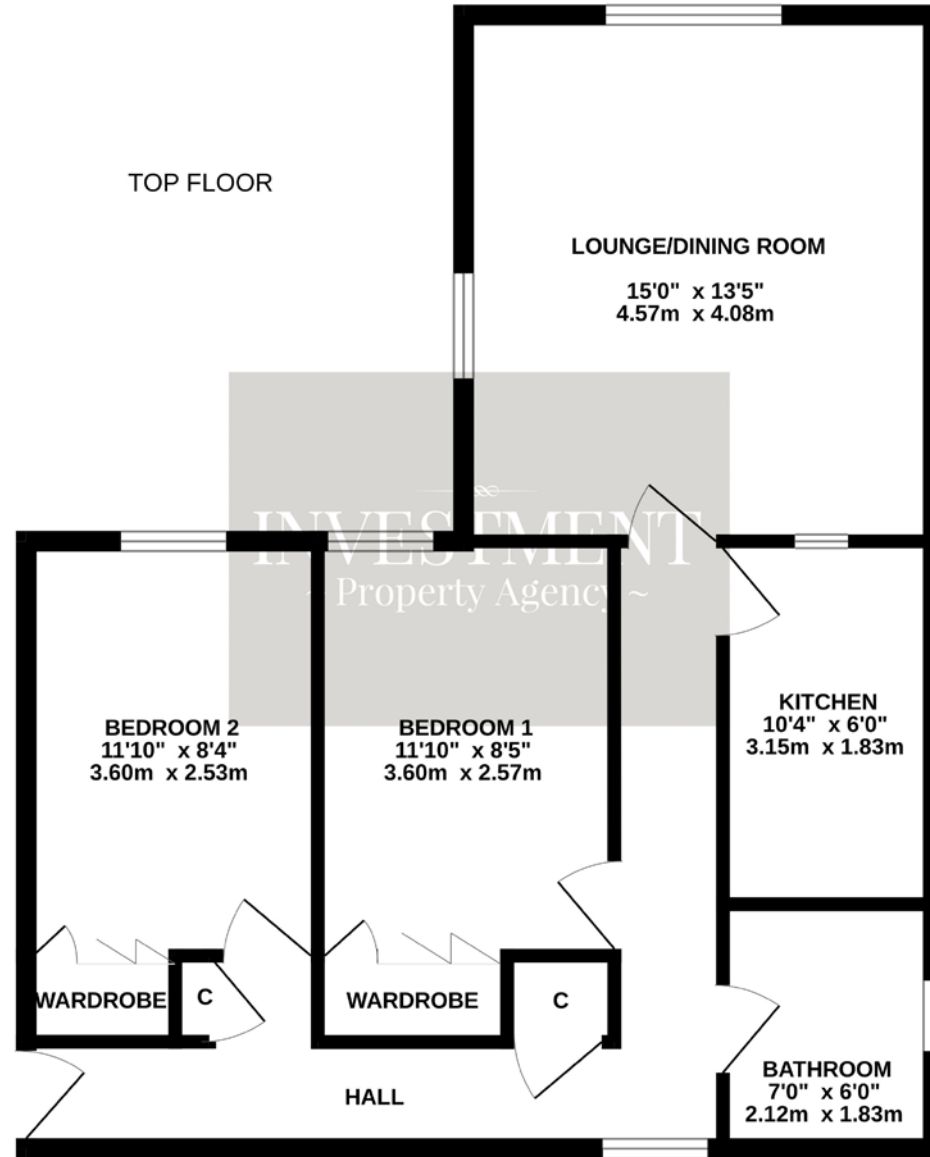
Please note there is an annual factoring charge of approximately £900 that includes buildings insurance, stair cleaning and general maintenance of the development.

#### Energy Performance Rating

C







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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