

37/4 Elm Row

Leith Walk, Edinburgh EH7 4AH

mhdlaw

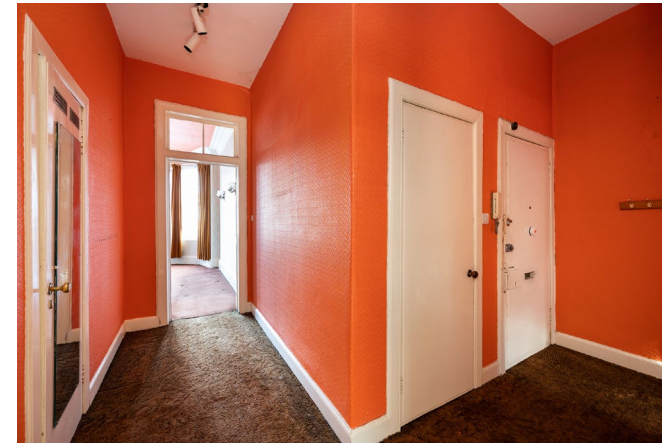


“Second Floor Flat in Traditional Sandstone Tenement Building”



Features

- Second Floor Flat in Traditional Sandstone Tenement Building
- Entrance Hall with Two Storage Cupboards
- Living Room with Bay Window and Fireplace
- Large Kitchen with Dining Space
- Good-Sized Double Bedroom
- Bathroom
- Double Glazing
- Communal Garden to Rear
- Extremely Central Location with Excellent Transport Links



DESCRIPTION

A bright and spacious, one bedroom, second floor flat in a traditional tenement building in an extremely central location. The property is now in need of extensive modernisation.

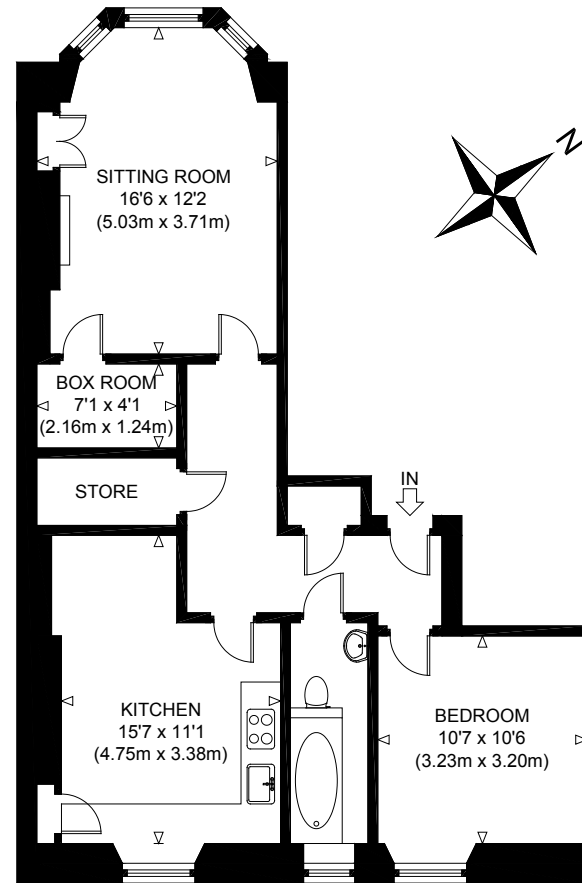
LOCATION

Elm Row is located at the top of vibrant and bustling Leith Walk, bursting with cafes, bars, delis and independent shops. It is only a short walk into Edinburgh's famous Princes Street and to the stylish indoor shopping and entertainment facilities at St James Quarter. The beautiful Old Town with historic castle and a plethora of visitor attractions is also close by as well as the beautiful open spaces of Holyrood Park, Calton Hill and Princes Street Gardens. The property is extremely conveniently located for good transport links in and out of the city, with a tram stop moments away on Leith Walk leading out to the airport and Waverley Train Station for rail routes east and west. For the motorist, the neighbouring A1 leads directly to the City Bypass and onto Scotland's central motorway network.

HOME REPORT VALUE – £200,000

COUNCIL TAX BAND B

All appliances in the property are sold as seen and no warranties will be given.



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 688 SQ FT / 63.9 SQ M

ELM ROW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 688 SQ FT / 63.9 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Viewing – By appointment with viewing agent, please telephone MHD Law on 0131 555 0616

All enquiries, note of interest and offers to be directed to the property department at:

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