



30/7 Elbe Street, The Glasshouse

Leith, Edinburgh, EH6 7HW

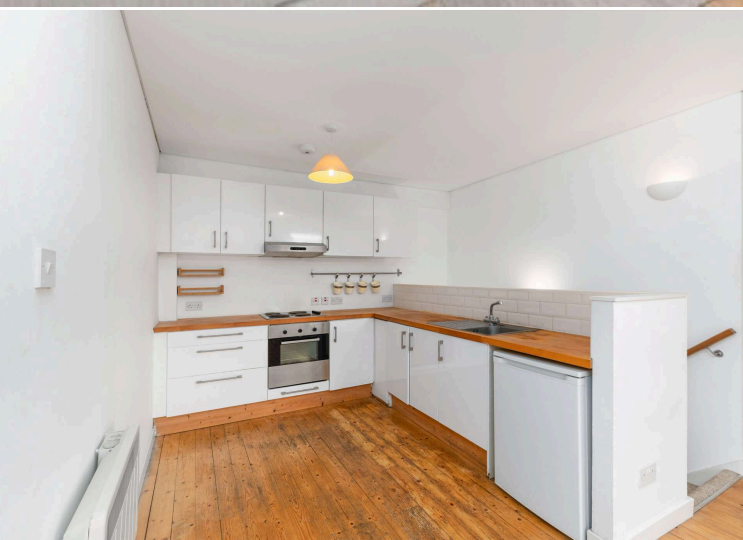


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Delightful property set over 2 levels & located in the popular area of Leith

- Open plan sitting/dining/kitchen
- Double bedroom - built in wardrobes
- En-suite bathroom
- Separate WC
- Popular & convenient location
- Variety of amenities close by
- Secure entryphone system
- Shared courtyard setting
- Permit parking
- Electric heating & double glazing



Offers Over: £155,000

EPC Rating: D

Council Tax: C

Tenure: Freehold

Further information can be found in the home report.

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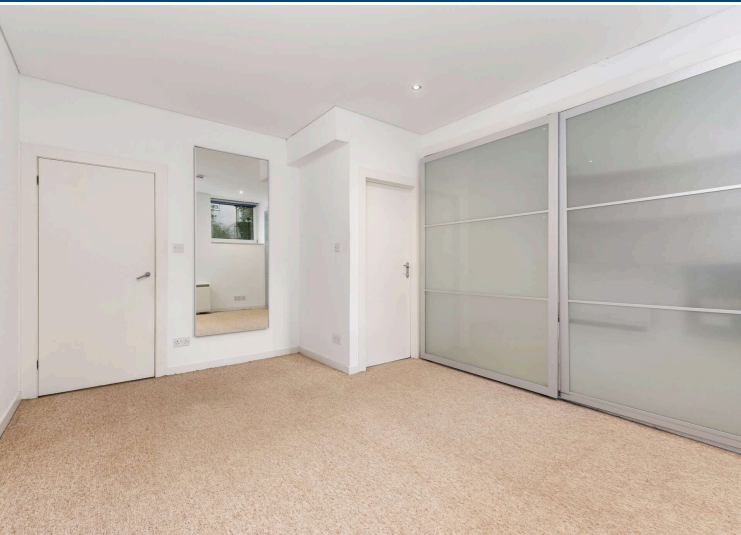
About the Property

30/7 Elbe Street is a delightful property set over two levels and forming part of a charming cobbled courtyard. The property lies within easy walking distance of local amenities and all the attractions of the area of Leith and the Shore.

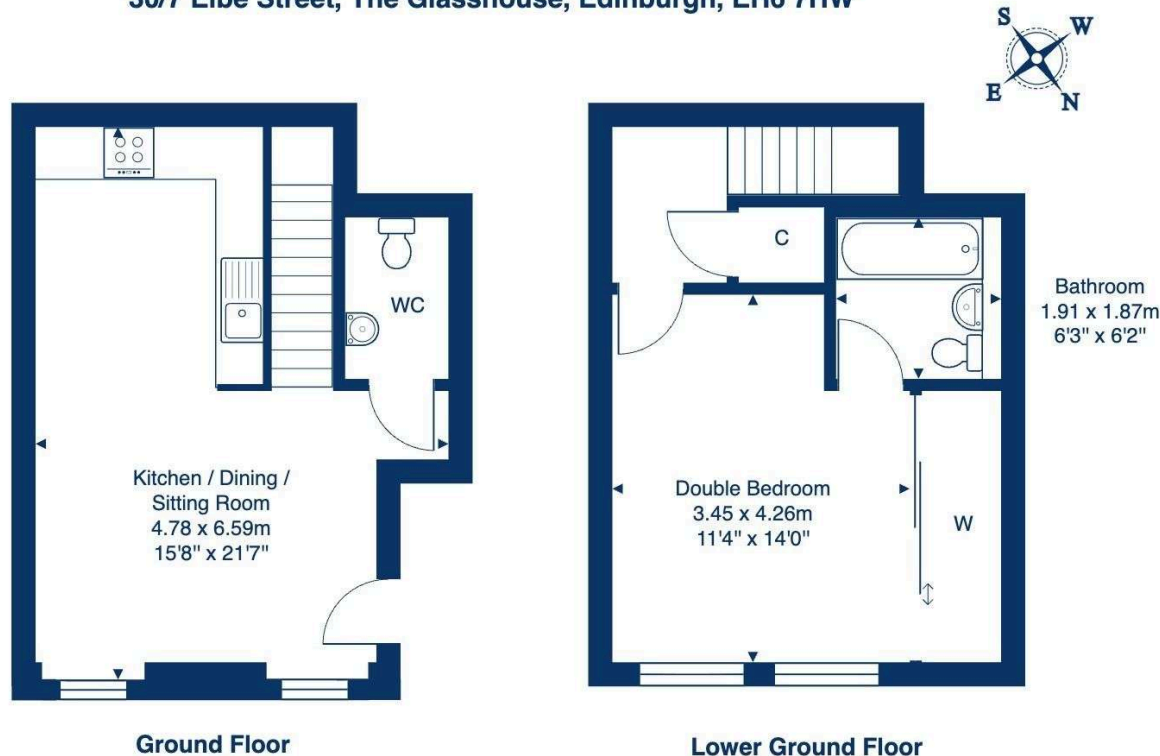
The property is accessed via a secure shared entrance and benefits from bright, well proportioned accommodation over two levels.

Extras

All fitted floor coverings, blinds, light fittings, hob, oven, extractor hood, fridge and washing machine are included in the sale price.



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Total Area: 53.2 m² ... 573 ft²

All measurements are approximate and for display purposes only.

Location

Leith is a buzzing port district, just two miles northeast of the city centre. This historic and vibrant district is characterised by an eclectic mix of bars, cafés and restaurants. It incorporates the Shore area, a cosmopolitan waterfront with an array of pubs and restaurants, including award-winning restaurants and the Royal Yacht Britannia. There are plenty of shopping facilities in the immediate area and further amenities are easily accessible at Ocean Terminal shopping centre, with a wide range of high street stores, family restaurants, a 24-hour gym and a multiplex cinema. For recreational facilities, the tranquil green spaces of Leith Links and Claremont Park are close by while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. An efficient bus and tram service run to and from the city centre and there are good road links to all major motorway networks. The Edinburgh tram line provides a direct connection through the city centre to Edinburgh airport.

Management

There is a residents' association and any repairs or maintenance are dealt with on an ad hoc basis.



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.