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SOLICITORS & ESTATE AGENTS



21, ELMWOOD TERRACE

EDINBURGH, EH6 8DF



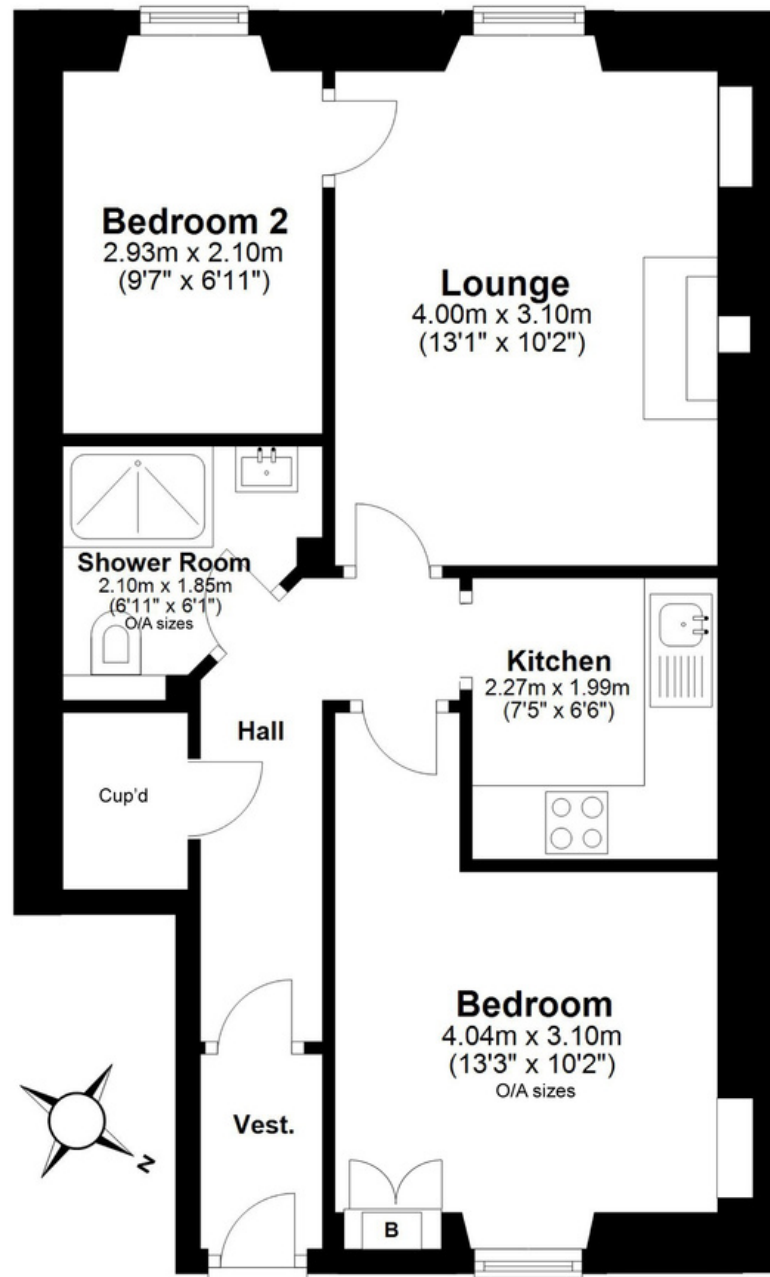
21, ELMWOOD TERRACE



LOCHEND COLONIES
EDINBURGH, EH6 8DF

A highly sought-after colonies flat, 21, Elmwood Terrace, lies at the end of the Lochend colonies, close to the vast green space of Leith Links. This beautifully-presented two bedroom main door flat lies with-in easy reach of the city centre or a short stroll through the 'links' to the vibrant 'Shore' area and enjoys generous accommodation, a light and airy ambience along with an abundance of period charm, stylish interiors and contemporary finishes.

FLOORPLAN



Ground Floor

Approx. 47.2 sq. metres (507.9 sq. feet)

TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567
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WWW.RALPHSAYER.COM

LIGHT & AIRY SPACES



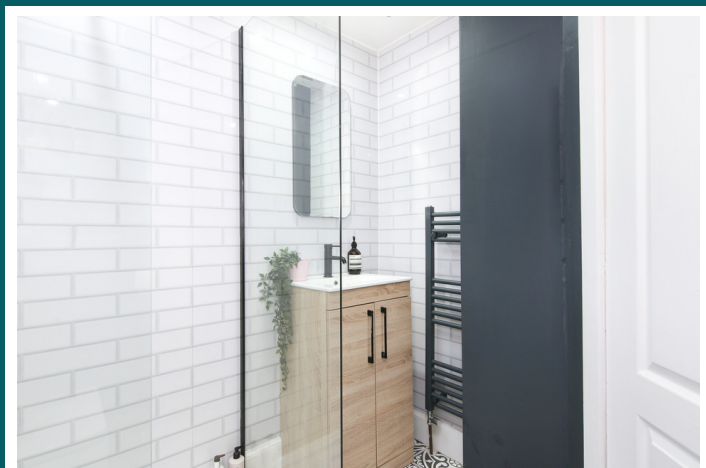


At the end of the quaint cobbled streets, the property sits behind a charming private front garden, the handsome slate grey front door opens into a practical entrance vestibule leading through to a spacious hallway. To the rear lies a lovely lounge, south-west light floods this wonderfully inviting and versatile space. Leading off the lounge is a second bedroom, currently used as a home office. Returning to the hall, there is a stylish kitchen, where sleek white cabinets are paired with chic metro tiling, plus integrated washing machine and larder fridge. The main bedroom enjoys an outlook over the front garden and enjoys a sophisticated decor. Finally, a contemporary shower room, features walk-in glass enclosure, metro tiling and sleek black fittings, including ladder radiator. The flat also enjoys the benefit of a gas central heating system and double glazing.



MASTER BEDROOM







LOCHEND

The Lochend Colonies are based at the north end of Lochend, close to Leith Links. Lochend is ideally placed, close to Leith, Easter Road and Meadowbank. Due to its location just east of the city centre it is a popular residential area and boasts a choice of excellent green spaces, including Leith Links, Lochend Park and Holyrood Park, offering a variety of outdoor leisure opportunities, and for gym enthusiasts there is Meadowbank Fitness Centre. There are good local shops, with a larger variety can be found on Easter Road or Meadowbank Retail Park (with a Sainsburys store), more extensive shopping can be found a short drive to Fort Kinnaird. There are excellent regular bus services, and the A1 is close by, connecting you other major road networks and the Edinburgh City By-pass.





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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.