



9/10 Couper Street, Leith,
Edinburgh, EH6 6HH



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

STUNNING

ONE-BEDROOM, FIRST FLOOR FLAT



The property for sale is a stunning one-bedroom, first-floor flat, forming part of a warehouse conversion, located in popular and vibrant Leith area of the city. It is very close to the fashionable Shore area with its many restaurants and attractions, well served by public transport including the tram. The property has been very well maintained and beautifully decorated complementing the quality wood effect flooring which runs throughout most of the property. It has a spacious entrance hallway with two built in storage cupboards and a bright and spacious sitting room with a window to the rear. The kitchen has quality glossy, buttermilk units with contrasting wood-effect worktops. The double bedroom which is light filled has a three door, mirror fitted, wardrobe providing lots of hanging and storage space. There is a large modern, fully tiled shower room with two-piece suite, a corner cubicle, and tiled splashbacks. The property will appeal to a variety of viewers, including first time and investment purchasers.

Hall

Sitting room/dining room

Modern kitchen

Large double bedroom

Shower room

Electric heating

Permit zone and pay and display on street parking

Lift service

Factored by James Gibb - approximately £60 pcm (which may vary) which includes communal cleaning, general maintenance, buildings insurance and upkeep of lift





LEITH

Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area as well Leith Walk with its array of shops, cafes and restaurants. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route or the Tram. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



Extras

All light fittings, blinds, floor coverings, induction hob, electric oven, extractor hood, automatic washer / dryer and fridge freezer. (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

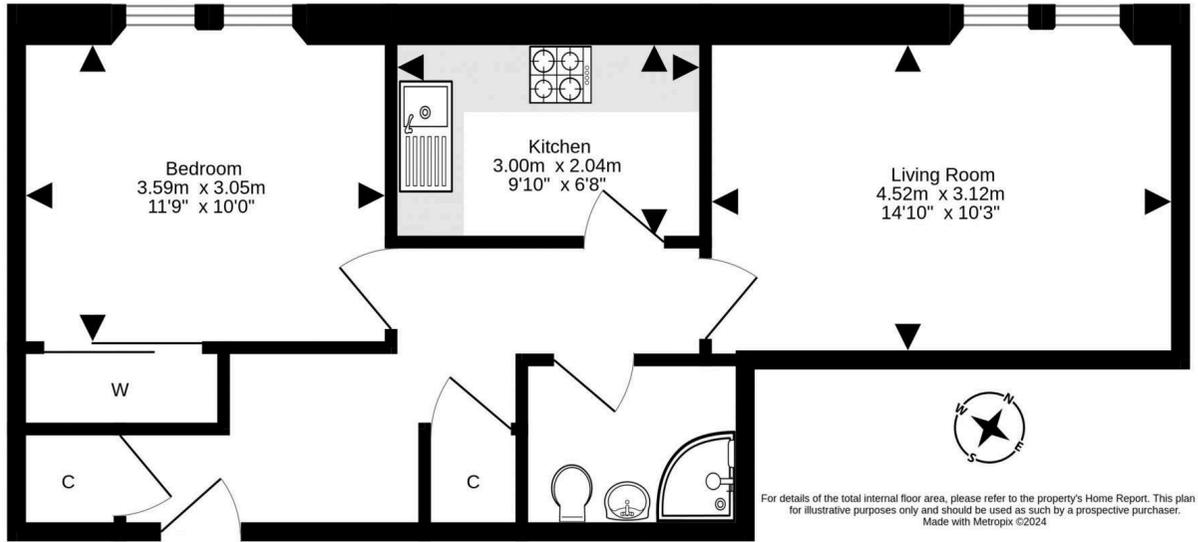
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Home Report Valuation

£185,000

EPC Rating

D



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89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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