

# 3F2 7 Elliot Street

EDINBURGH, EH7 5LX



*BEAUTIFULLY REFURBISHED  
ONE-BEDROOM FLAT ON ELLIOT STREET*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Perfectly suited for first-time buyers or savvy investors, this recently refurbished one-bedroom flat on Elliot Street offers stylish, modern living in a convenient location.

Step inside and you're welcomed by a bright and airy living room, bathed in natural light, creating a warm and inviting atmosphere. Just off the living area, the sleek and contemporary kitchen is fully fitted and ready for everyday cooking or entertaining.





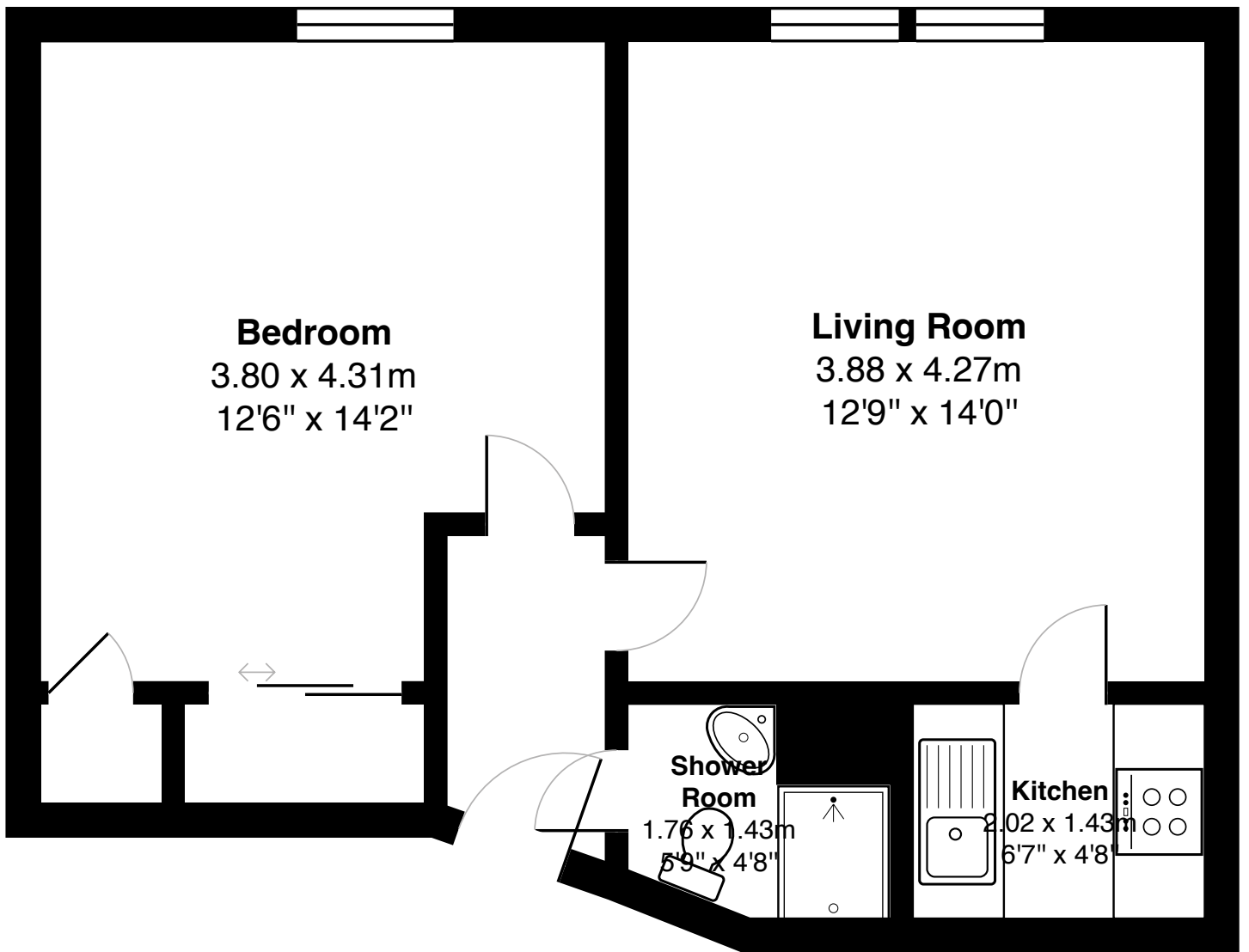




Adjacent to the living room, the spacious double bedroom also enjoys excellent natural light and features large built-in storage, ideal for keeping things neat and organised. Completing the property is a brand-new, three-piece shower room suite with fresh finishes and modern fittings.







Gross internal floor area (m<sup>2</sup>): 41m<sup>2</sup>

EPC Rating: G



Perfectly suited for first-time buyers or savvy investors, this recently refurbished one-bedroom flat on Elliot Street offers stylish, modern living in a convenient location.

Step inside and you're welcomed by a bright and airy living room, bathed in natural light, creating a warm and inviting atmosphere. Just off the living area, the sleek and contemporary kitchen is fully fitted and ready for everyday cooking or entertaining.







---

Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

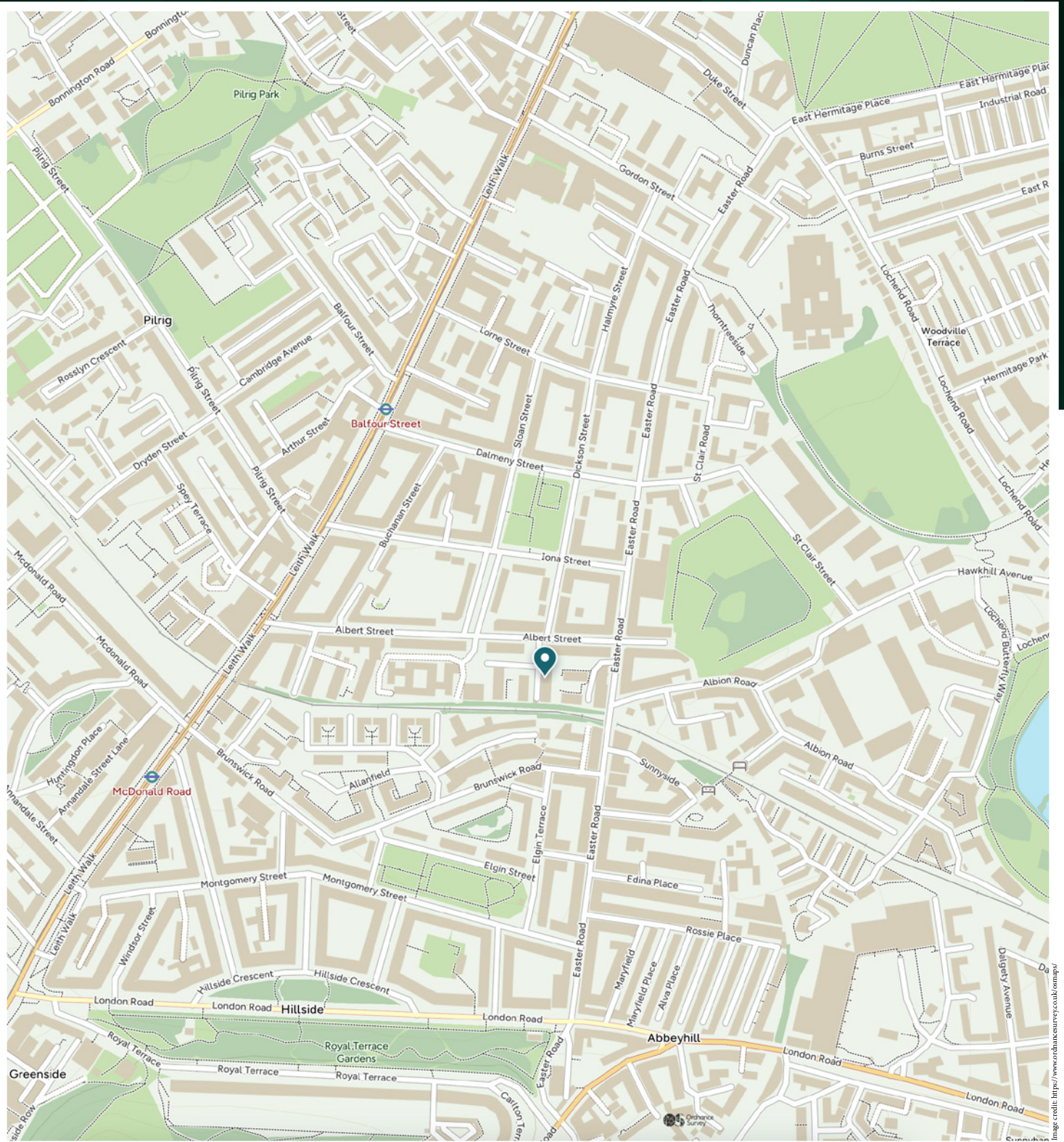
Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

---

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**ANDREW DARCY**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.