



Flat 16, 1 Elsie Inglis Way, Edinburgh
£240,000



Flat 16

1 Elsie Inglis Way, Edinburgh

Stunning One-Bedroom Apartment – Move-In Ready This exceptional one-bedroom apartment, offered in true walk-in condition Ideally located roughly one mile east of Princes Street

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Entrance Hall

9' 5" x 4' 10" (2.87m x 1.48m)

A bright and freshly decorated entrance hall welcomes you into the home, setting a warm first impression. The hall provides access to the contemporary open-plan lounge, kitchen and dining area, as well as the bathroom and bedroom. It features two exceptionally spacious built-in cupboards, offering excellent storage solutions. Attractive laminate flooring runs throughout, complemented by a central ceiling light, radiator, and a secure entry door system. A clean, modern finish creates an inviting introduction to the property.

Lounge/Diner/Kitchen

22' 6" x 13' 8" (6.86m x 4.16m)

This exceptionally spacious open-plan room enjoys a large window that floods the space with natural light, creating a bright and welcoming atmosphere. There is ample room for a full range of freestanding furniture, along with a generous area ideal for a dining table and chairs, plus a perfect corner to create a dedicated study or home-office space. The well-equipped contemporary kitchen features a gas hob with extractor, double electric oven, integrated dishwasher, washing machine, and fridge-freezer, along with a stainless-steel sink and drainer with mixer tap. Radiators and modern central light fittings are positioned throughout, and attractive laminate flooring runs seamlessly across the room, enhancing the clean, modern aesthetic. A beautifully versatile and stylish space, perfect for modern living.





Bedroom

13' 9" x 10' 5" (4.19m x 3.18m)

A lovely, spacious, and airy room enjoying a pleasant rear outlook, enhanced by a large window that fills the space with natural light. The room features modern laminate flooring, a central ceiling light, radiator, and fresh, neutral décor throughout. Completing the space is a generous double fitted wardrobe, providing excellent storage and adding to the room's overall practicality.

Bathroom

6' 11" x 5' 6" (2.10m x 1.68m)

A modern bathroom featuring stylish splashback wall tiles and practical laminate flooring. The space includes a heated chrome towel rail, a bath with an over-bath electric shower and glass screen, and a decorative shelf with a striking mirrored feature wall. The WC is complemented by a contemporary floating sink with a modern mixer tap. A bright, well-finished room that offers both comfort and style.





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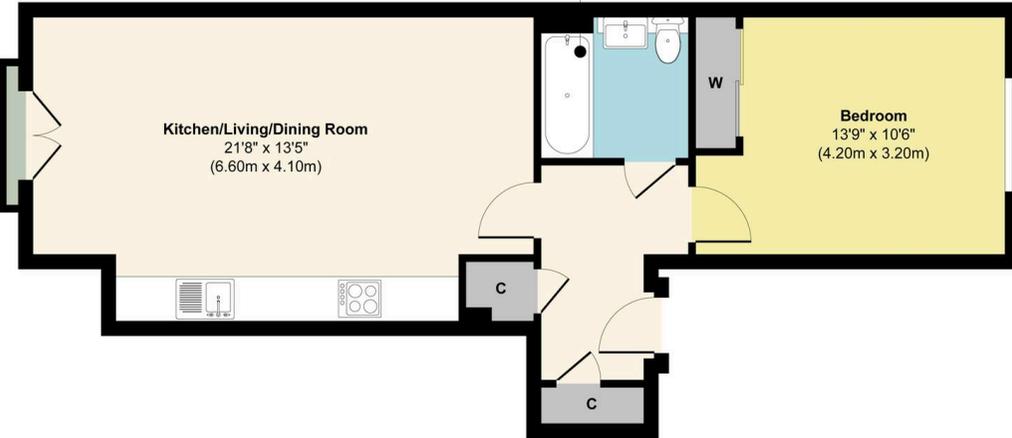
1 Parking Space

On-street parking available, subject to an Edinburgh City Council residents' permit.





Bathroom
6'7" x 6'3"
(2.00m x 1.90m)



Floor Plan

Approx. Gross Internal Floor Area 546 sq. ft / 50.74 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	91	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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