



16/1 Chapel Lane, Edinburgh

Offers Over £205,000



16/1 Chapel Lane

Edinburgh, Edinburgh

Well-presented 2-bed ground floor flat in central Leith. Bright living room, modern kitchen, secure entry, good storage. Walk to The Shore, cafes, transport. Ideal for first-time buyers or investors. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

- 2 Bedroom Ground Floor Flat
- Located in the heart of Leith, Edinburgh (EH6)
- Bright and spacious living room with dual windows
- Secure entry system
- Close to local amenities, cafes, and restaurants
- Excellent transport links to Edinburgh City Centre
- Ideal for first-time buyers or buy-to-let investors



Living Room

12' 10" x 9' 10" (3.90m x 3.00m)

Bright and well-proportioned living room with dual windows allowing for excellent natural light. Offers a comfortable space for both relaxing and dining, with neutral décor and fitted flooring throughout.

Kitchen

6' 3" x 6' 5" (1.90m x 1.95m)

Modern galley-style kitchen fitted with a range of wall and base units, contrasting worktops, and integrated appliances. Well laid out to maximise space and functionality.

Hallway

18' 8" x 2' 7" (5.70m x 0.80m)

Welcoming entrance hallway providing access to all rooms, with additional storage space and practical laminate flooring.

Bedroom 1

8' 10" x 9' 2" (2.70m x 2.80m)

Spacious double bedroom with built-in storage and a pleasant outlook. Generous proportions allow for additional furnishings alongside a double bed.

Bedroom 2

9' 6" x 6' 3" (2.90m x 1.90m)

Well-sized second bedroom, ideal as a guest room, home office, or nursery. Bright and neutrally decorated, offering flexibility for a range of uses.

Bathroom

7' 7" x 4' 9" (2.30m x 1.45m)

Contemporary bathroom comprising bath with overhead shower, WC, and wash hand basin. Finished with neutral tiling and easy-maintenance flooring.

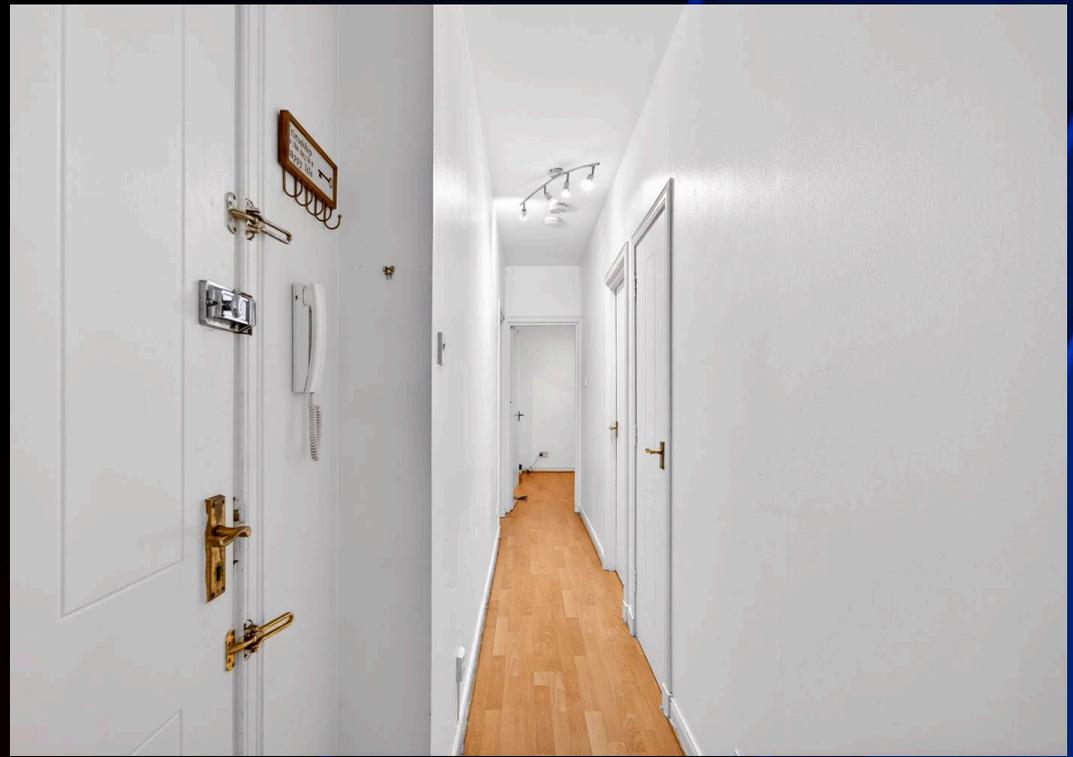


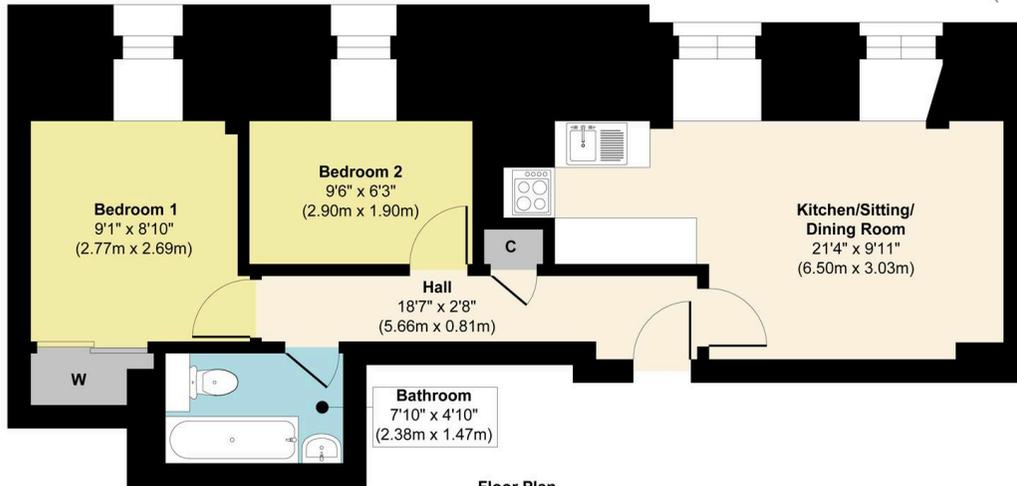


OFF STREET

2 Parking Spaces

Free parking is available in a communal car park located to the side of the property (first come, first served).





Approx. Gross Internal Floor Area 488 sq. ft / 45.41 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		
(69-80) C		
(55-68) D	65	75
(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		
(81-91) B	85	89
(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	



RE/MAX Estates- Edinburgh

34 South Gyle Crescent, South Gyle - EH12 9EB

0131 278 0508

edinburgh@remax-scotland.homes

www.remax-propertymarketingcentre2.net/

