



*Modern two double bedroom apartment  
on the banks of the Water of Leith*



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McEwan Fraser Legal is delighted to present this 2 bedroom ground floor flat to the market. The property is located in Sheriff Park, a quiet residential development on the edge of the Water of Leith. This is a well-proportioned property that has been well maintained over many years by the current owner. There is scope for an incoming purchase to update the decor to taste and really make their own mark on the property.

## THE LOUNGE



Features include:

- Large lounge;
- Separate kitchen;
- Two double bedrooms;
- Communal gardens with access to the Water of Leith;
- Double glazing;
- Residents parking.

This is a fantastic starter flat that also has excellent potential as a buy to let. Viewing is highly recommended.

# THE KITCHEN



# BEDROOM 1



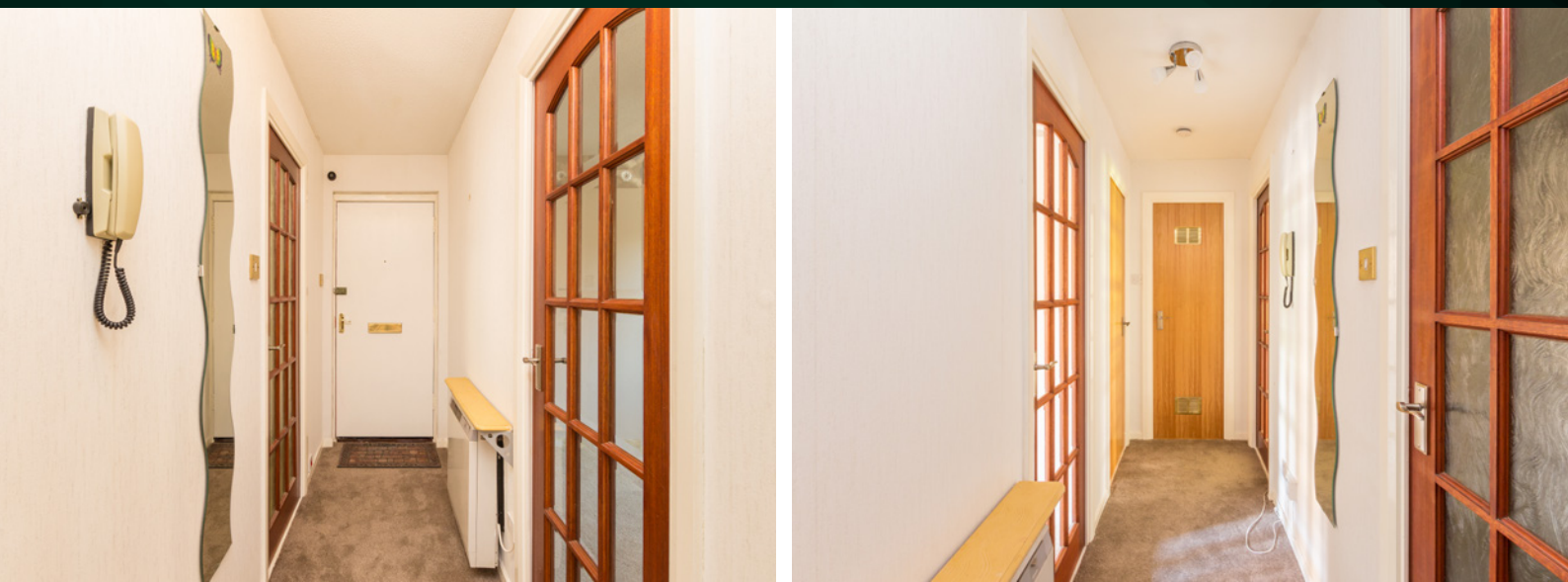
# BEDROOM 2



# THE SHOWER ROOM



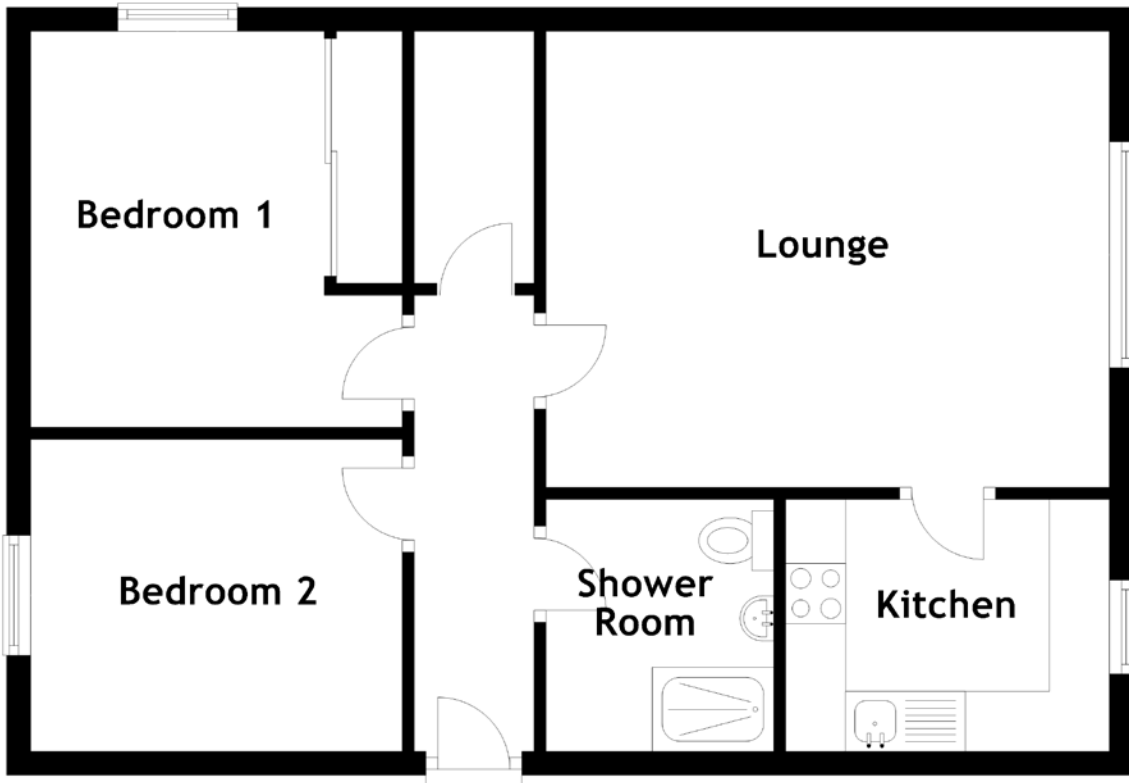
# THE HALL



# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

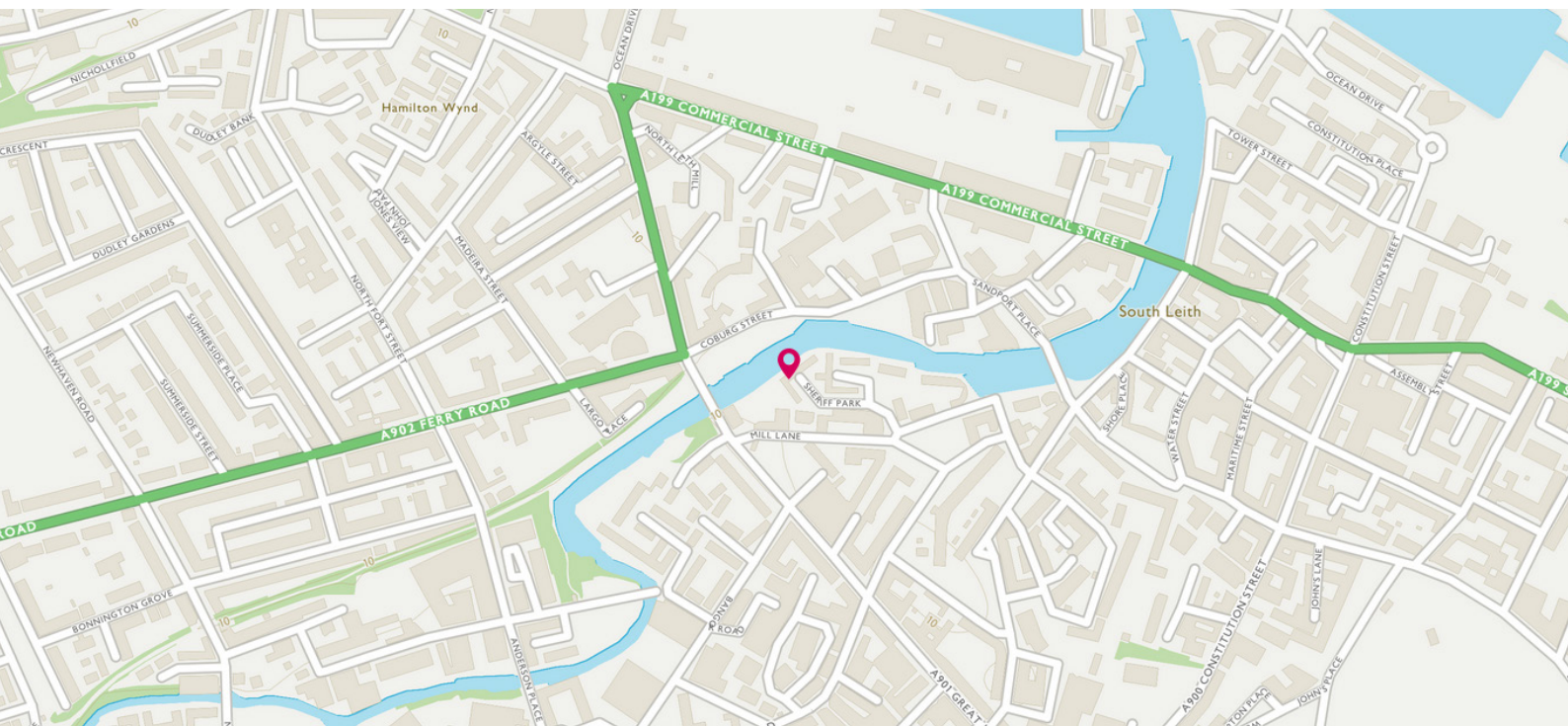


Approximate Dimensions (Taken from the widest point)

Lounge 4.70m (15'5") x 3.80m (12'6")  
Kitchen 2.70m (8'10") x 2.10m (6'11")  
Bedroom 1 3.30m (10'10") x 3.10m (10'2")

Bedroom 2 3.10m (10'2") x 2.60m (8'6")  
Shower Room 2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

The property is situated in Leith, a popular and fast developing residential area, approximately one mile from the city centre.





Within easy reach there is a wealth of restaurants, cafes and bars, as well as a good variety of local shopping, including the nearby Ocean Terminal shopping centre and cinema complex. There is a good bus service providing links to the city centre and other areas. The Tram route is currently being extended into Leith which will give a direct connection to Edinburgh Airport.

Recreational facilities are well catered for, again with the nearby Ocean Terminal, the Omni Centre at the top of Leith Walk, Calton Hill and walks along the Water of Leith. There are excellent public transport links providing quick and efficient access into the city centre and surrounding areas. Of particular note, the property is mere minutes from The Shore with its Michelin starred restaurants, bars and cafes.



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