

3/12 Hermitage Park

LEITH LINKS, EDINBURGH, EH6 8HD



*Spacious Two-Bedroom flat in
Edinburgh's Leith Links Area*



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THIS IMAGE HAS BEEN VIRTUALLY STAGED

McEwan Fraser Legal is delighted to present this two bedroom flat in Edinburgh's Leith Links area.

THE LIVING ROOM

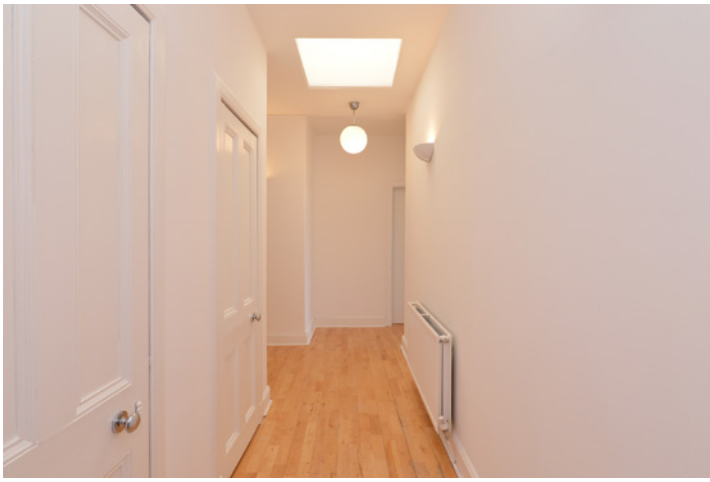


Inside, the property comprises of:

- Spacious living area which benefits from a bay window with excellent views of Edinburgh skyline. The living room offers various possibilities for furniture arrangements including dining space.
- Fully equipped kitchen which is accessed from the living room which is spacious and flooded with natural light through the skylight. The kitchen is fitted with a hob, oven, and freestanding white goods.

THE KITCHEN





- There is one main bathroom which is equipped with a three piece shower over the bath.
- The flat has two very generous double bedrooms, of which both have built in storage.

THE BATHROOM



THE BEDROOMS

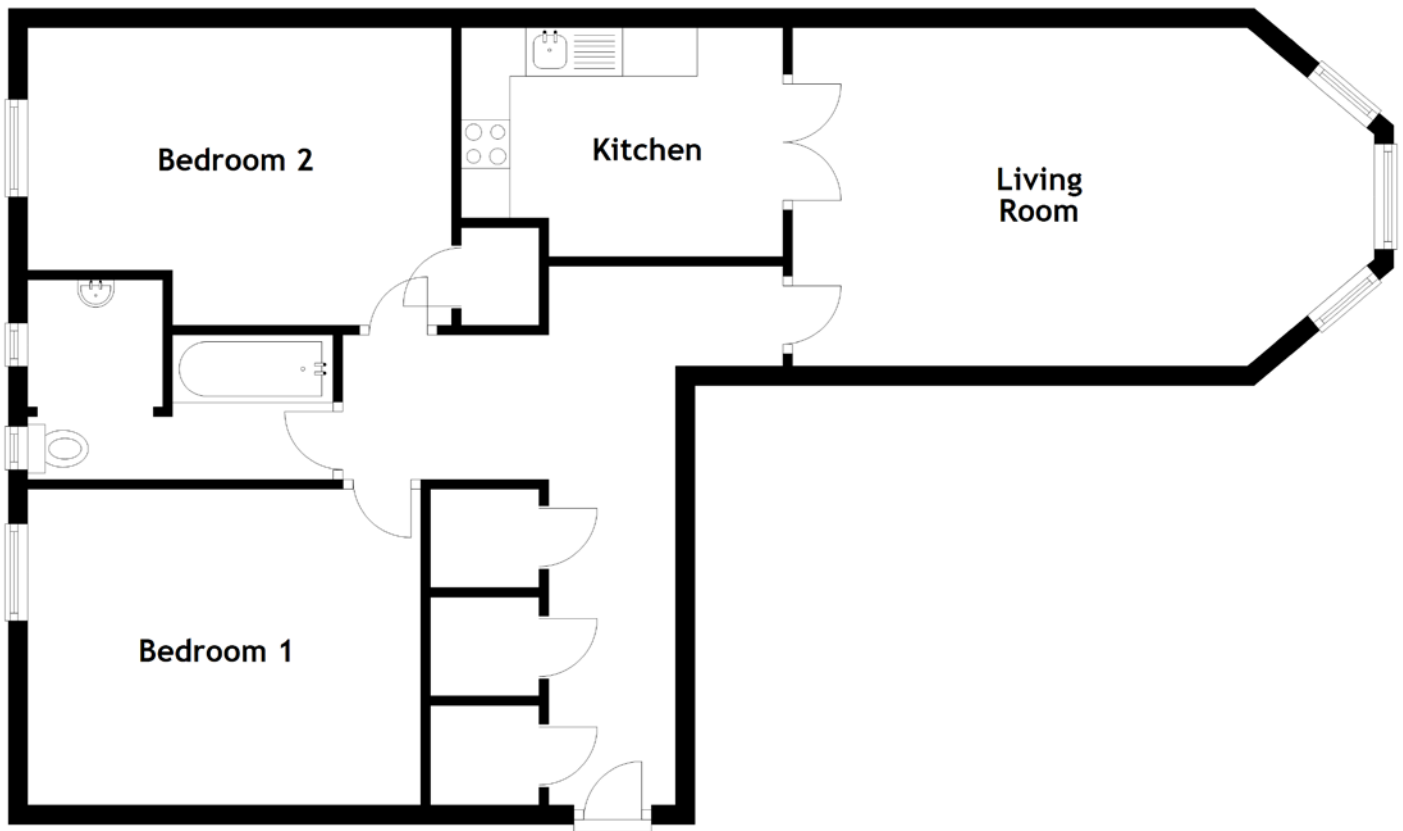


In addition, the flat has a gas central heating and modern double glazed windows and benefits from free on street parking.

EXTERNALS & VIEWS



FLOOR PLAN, DIMENSIONS & MAP

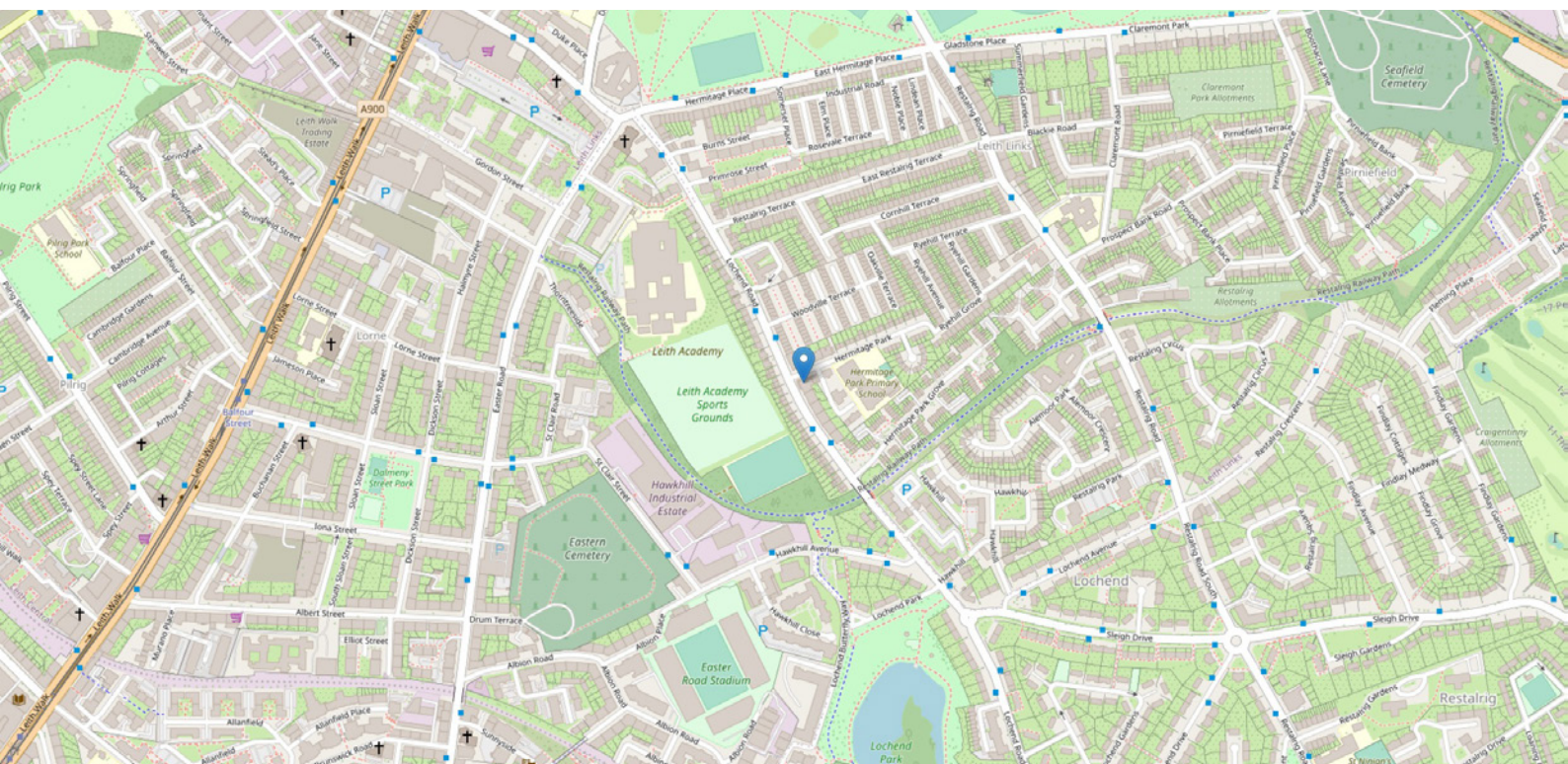


Approximate Dimensions (Taken from the widest point)

Living Room	6.01m (19'9") x 3.49m (11'5")
Kitchen	3.32m (10'11") x 2.36m (7'9")
Bedroom 1	4.06m (13'4") x 3.26m (10'8")

Bedroom 2	4.38m (14'4") x 3.07m (10'1")
Bathroom	3.36m (11') x 1.49m (4'11")

Gross internal floor area (m²): 76m²
EPC Rating: E



THE LOCATION

Many would consider Edinburgh's Leith Links area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.





Leith is an established, independent community, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries, a choice of dentists.

The shore, the 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.

From here, it is a simple matter of a 25 minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the city by-pass.

Leith also has its own Primary and Secondary schools, the Academy being a community high school with access to adults during the day and evenings.



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