

23 Admiralty Street

LEITH, EDINBURGH, EH6 6JT



Main-door studio flat presented to the market in good order and positioned in fashionable Leith



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser is delighted to present this main-door studio flat which is offered to the market chain free. Presented in good order and positioned in fashionable Leith, the property has fantastic potential as a first-time buy or sound buy-to-let investment.

THE STUDIO ROOM

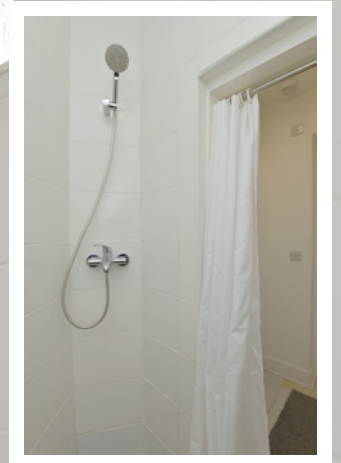


The accommodation includes a large neutrally decorated studio room that is finished with laminate flooring. To the rear, a door opens into a utility space which houses the washing machine and gives access to a wet-room-style shower room.

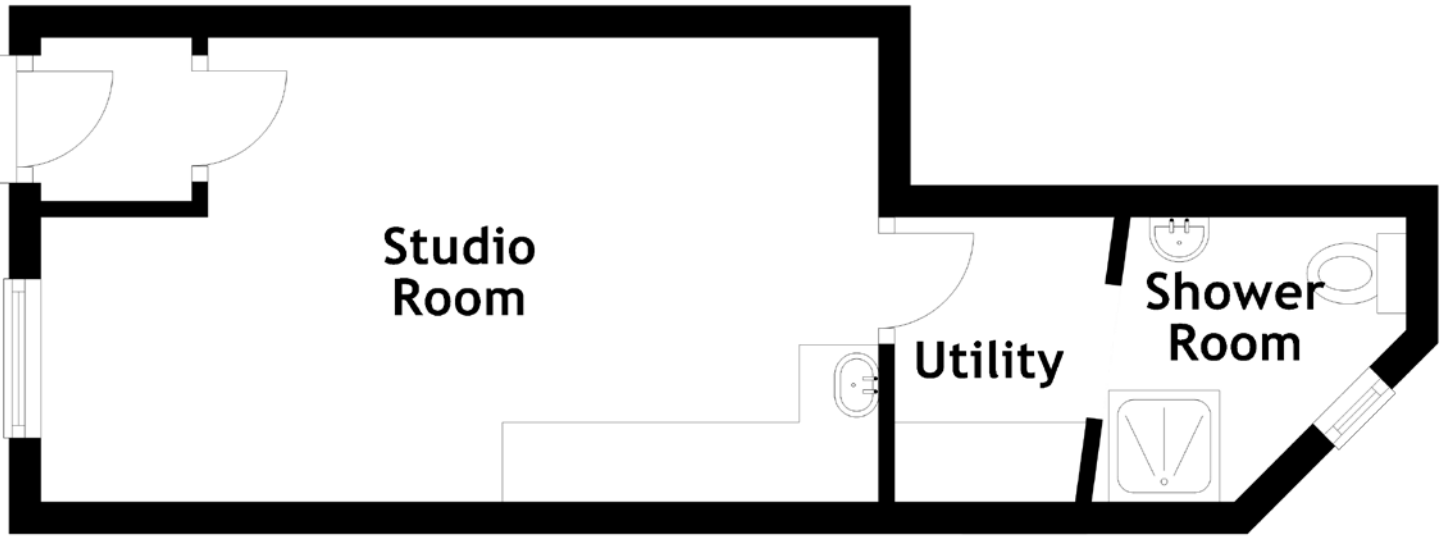
For extra warmth and comfort, there is gas central heating and double glazing.



THE UTILITY & SHOWER ROOM



FLOOR PLAN, DIMENSIONS & MAP



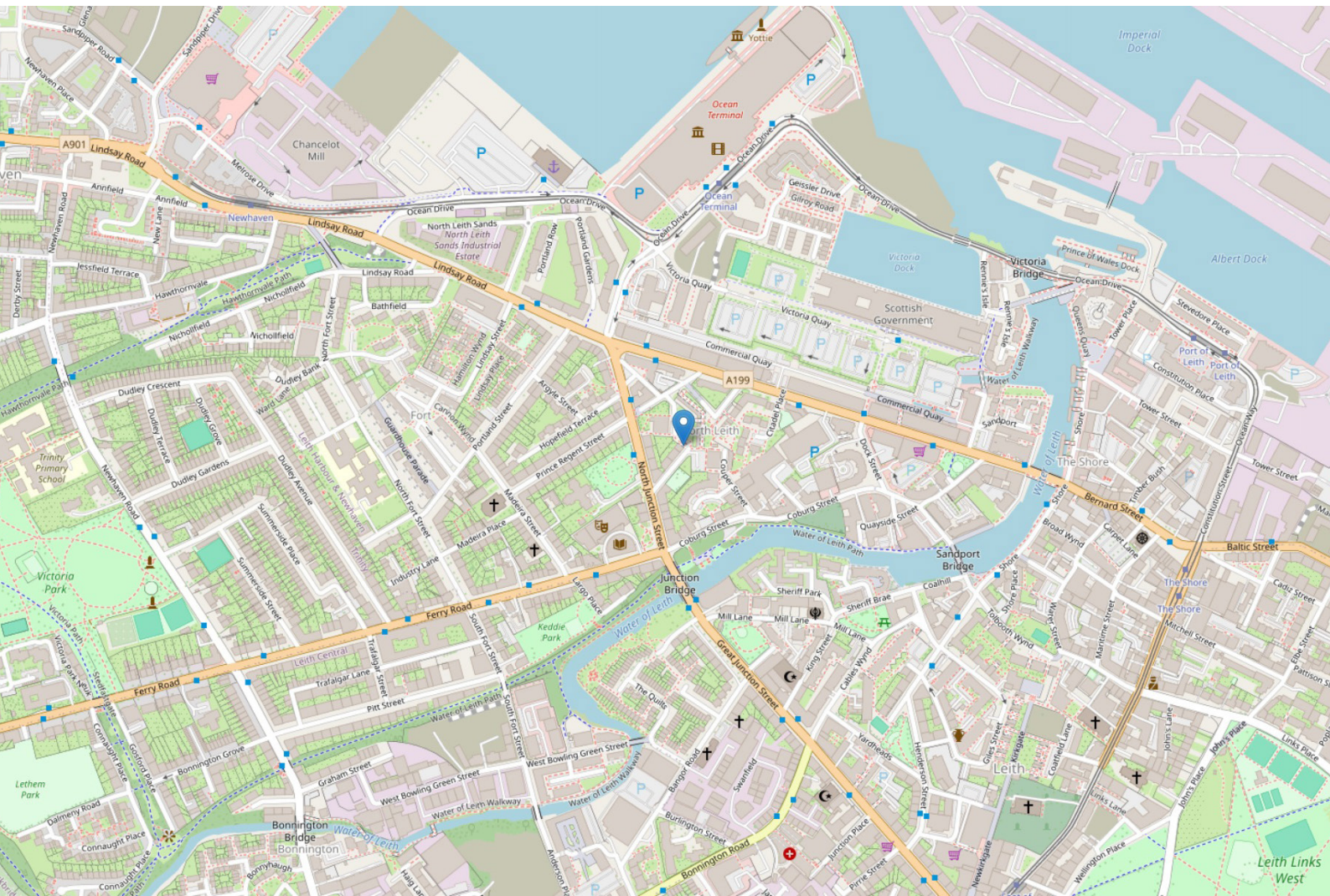
Approximate Dimensions (Taken from the widest point)

Studio Room 5.27m (17'3") x 2.92m (9'7")
 Utility 1.79m (5'10") x 1.39m (4'7")

Shower Room

1.79m (5'10") x 1.74m (5'8")

Gross internal floor area (m²): 21m²
 EPC Rating: C



THE LOCATION

The vibrant and cosmopolitan area of Leith voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith benefits from an excellent public transport system with 24-hour buses and the newly completed tramline with a stop just a few minutes from the apartment, which connects Leith to the city and Edinburgh International Airport.





The area enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst the nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, a gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
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.