

2/7 Primrose Street

EDINBURGH, EH6 8DJ



GENEROUS ONE-BEDROOM FIRST-FLOOR FLAT



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McEwan Fraser is delighted to offer this charming cosy generous one-bedroom first-floor flat. With good internal order, this property is ideally located just a stone's throw away from the expansive Leith Links. Boasting plenty of integrated storage, gas central heating, and double glazing, it represents an exciting opportunity for first-time buyers or savvy buy-to-let investors.

The highlight of this flat is the bright and spacious living room / dining room, offering ample floor space for various furniture configurations, making it perfect for entertaining. The kitchen, accessible from the living room, features a range of base wall-mounted units for ample prep and storage space, as well as provision for free-standing appliances. Adjacent to the living room, you'll find a well-proportioned double bedroom, while a tiled bathroom with a three-piece white suite, including a shower over the bath, completes the internal accommodation.

Additional security is provided by the entry-phone system, and the flat also includes a shared drying area and a non-allocated residents' parking area.



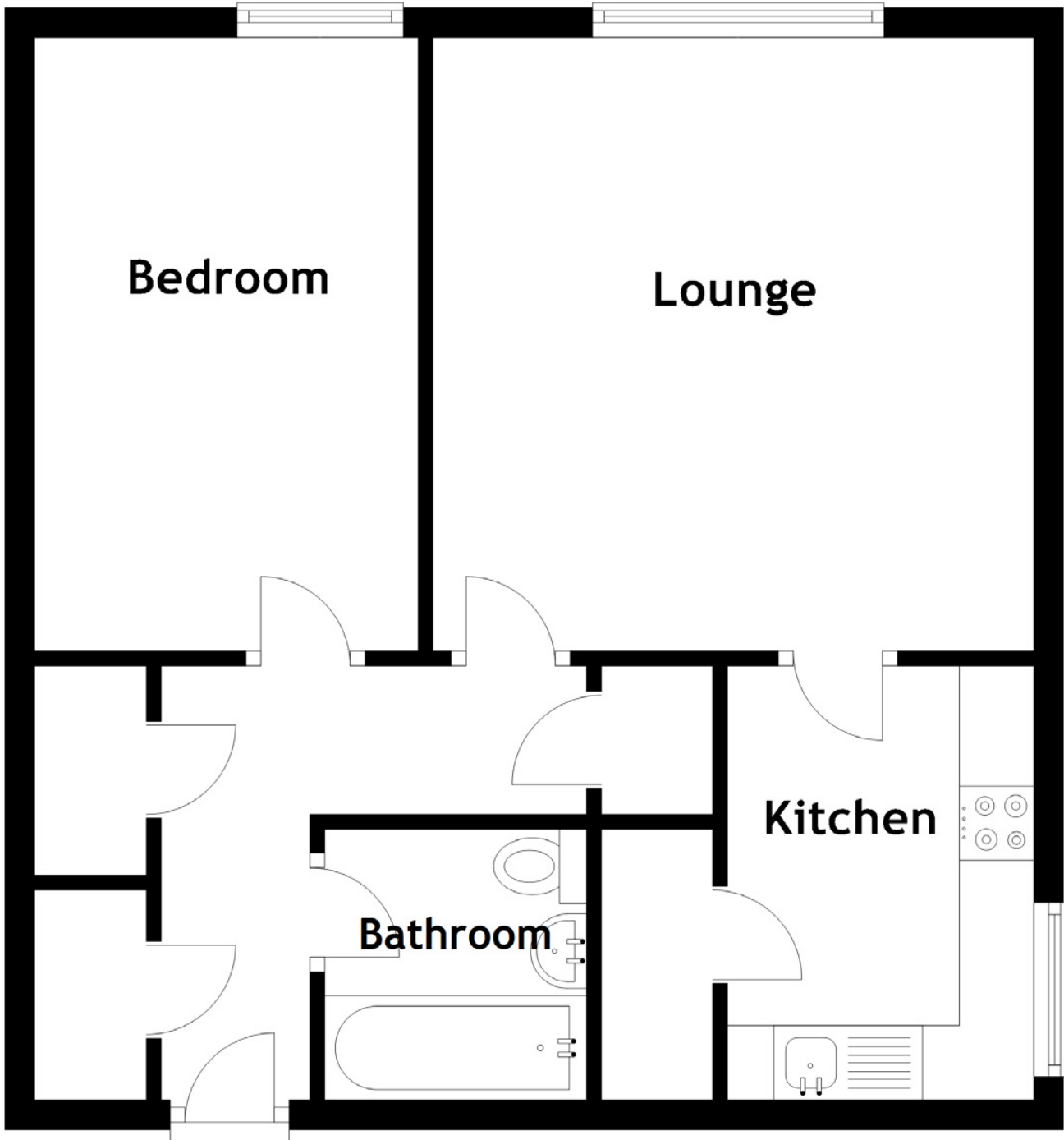




The Bedroom







Approximate Dimensions

(Taken from the widest point)

Lounge	4.12m (13'6") x 4.04m (13'3")
Kitchen	2.92m (9'7") x 2.06m (6'9")
Bedroom	4.12m (13'6") x 2.58m (8'6")
Bathroom	1.82m (6') x 1.76m (5'9")

Gross internal floor area (m²): 48m²

EPC Rating: C

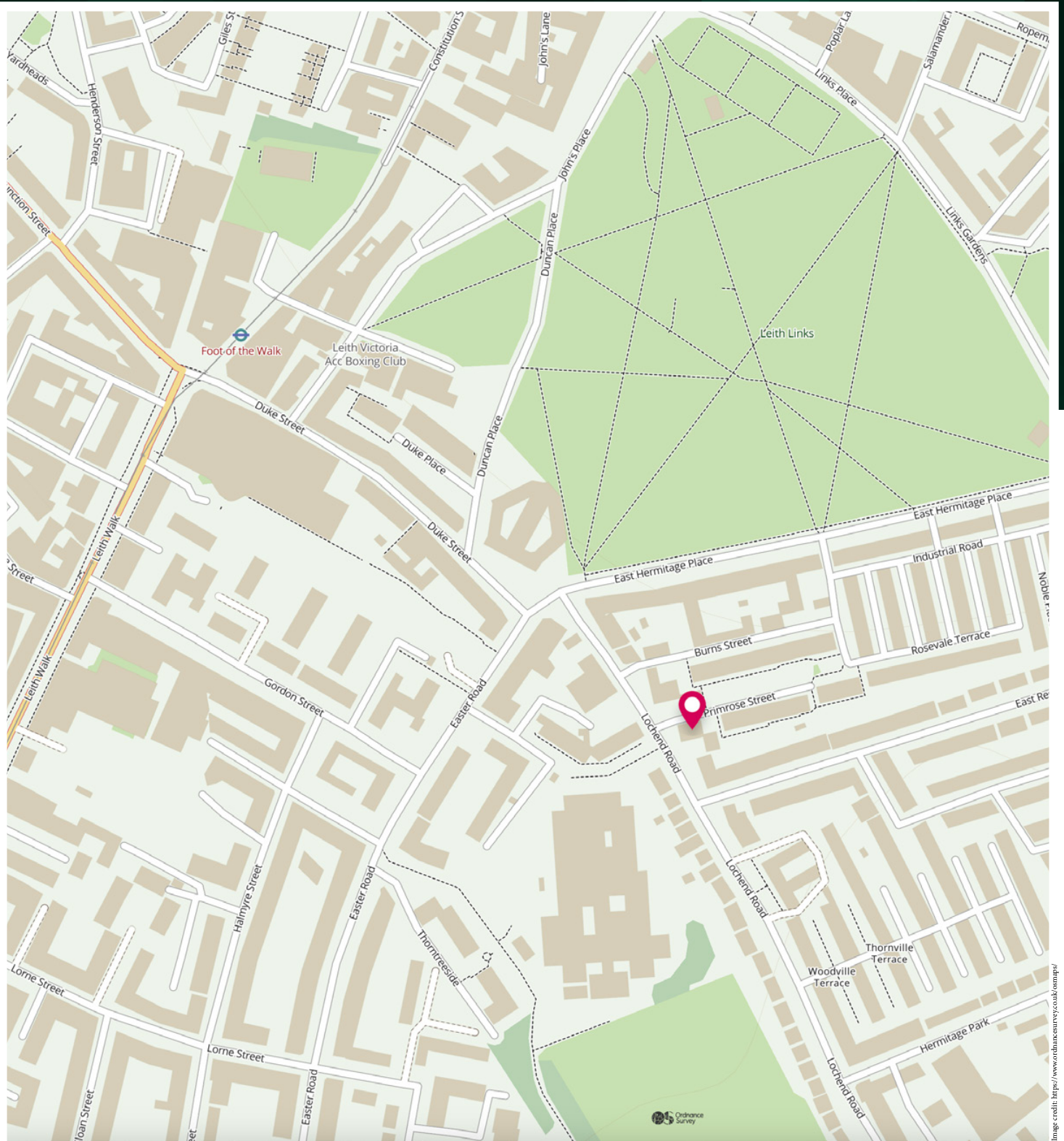


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.





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Exchange
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THE SUNDAY TIMES
THE TIMES



Text and description
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