

# 2/2 Baltic Street

LEITH, EDINBURGH, EH6 7BW



*This well-proportioned one-bedroom tenement flat would be an ideal first-time buy or sound buy-to-let investment*



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McEwan Fraser is delighted to present this well-proportioned one-bedroom tenement flat that is offered to the market chain free. The accommodation includes a generous living room and a separate kitchen. Further benefits include gas central heating, neutral décor, partial double glazing, and a communal drying area to the rear. This would be an ideal first-time buy or sound buy-to-let investment.

# THE LIVING ROOM



Accommodation is focused on the living room, which has a high ceiling, period cornice, and ample natural light arriving through a bay window. There is ample space for a large sofa, a small dining table, and supporting furniture. The separate kitchen is well-formed and has base and wall-mounted units arranged around free-standing appliances.

# THE KITCHEN







The bedroom is neutrally decorated and also has high ceilings and excellent levels of natural light. The bathroom has a white suite and partial tiling.

# THE BEDROOM



THIS IMAGE HAS BEEN VIRTUALLY STAGED

# THE BATHROOM



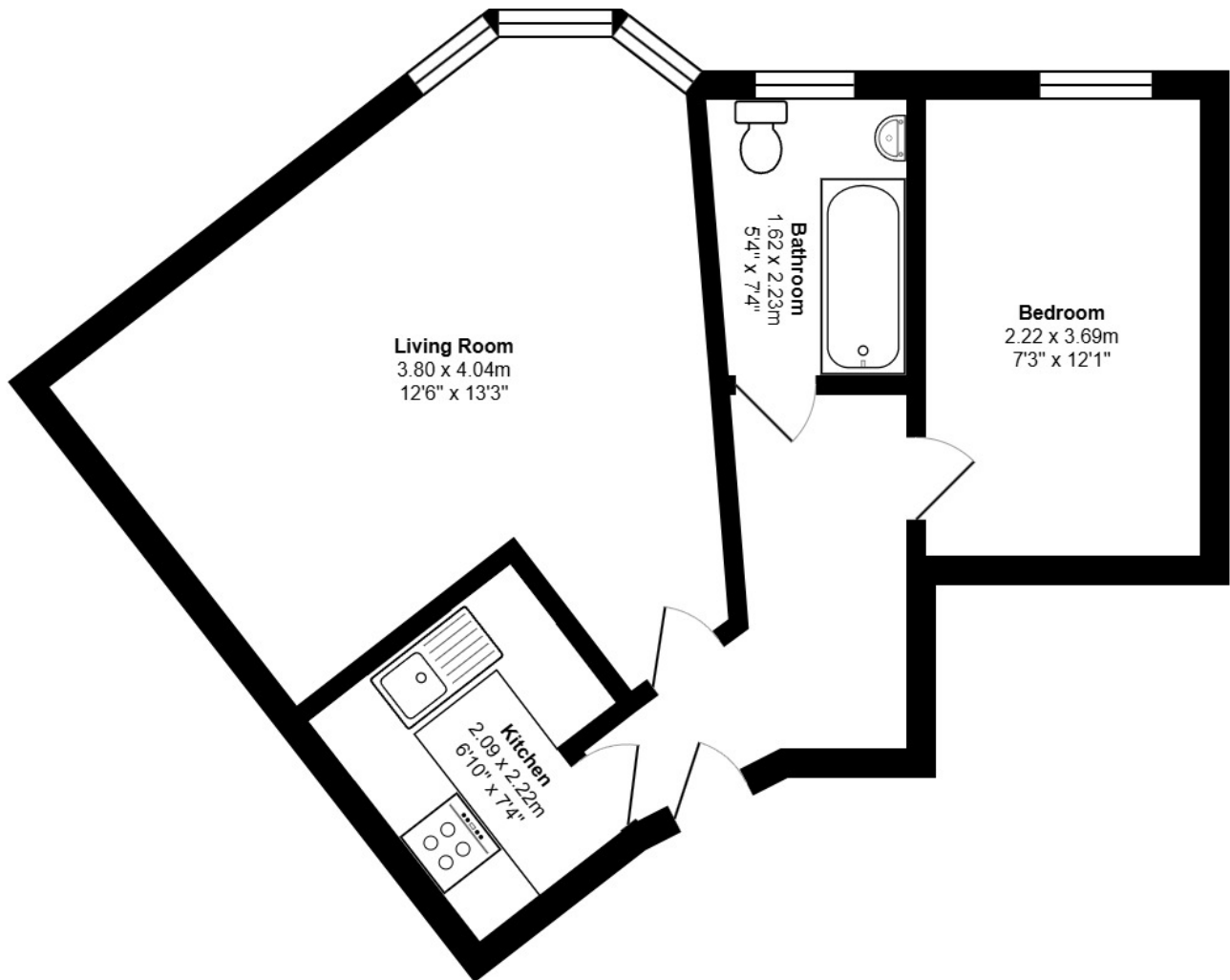


# EXTERNALS



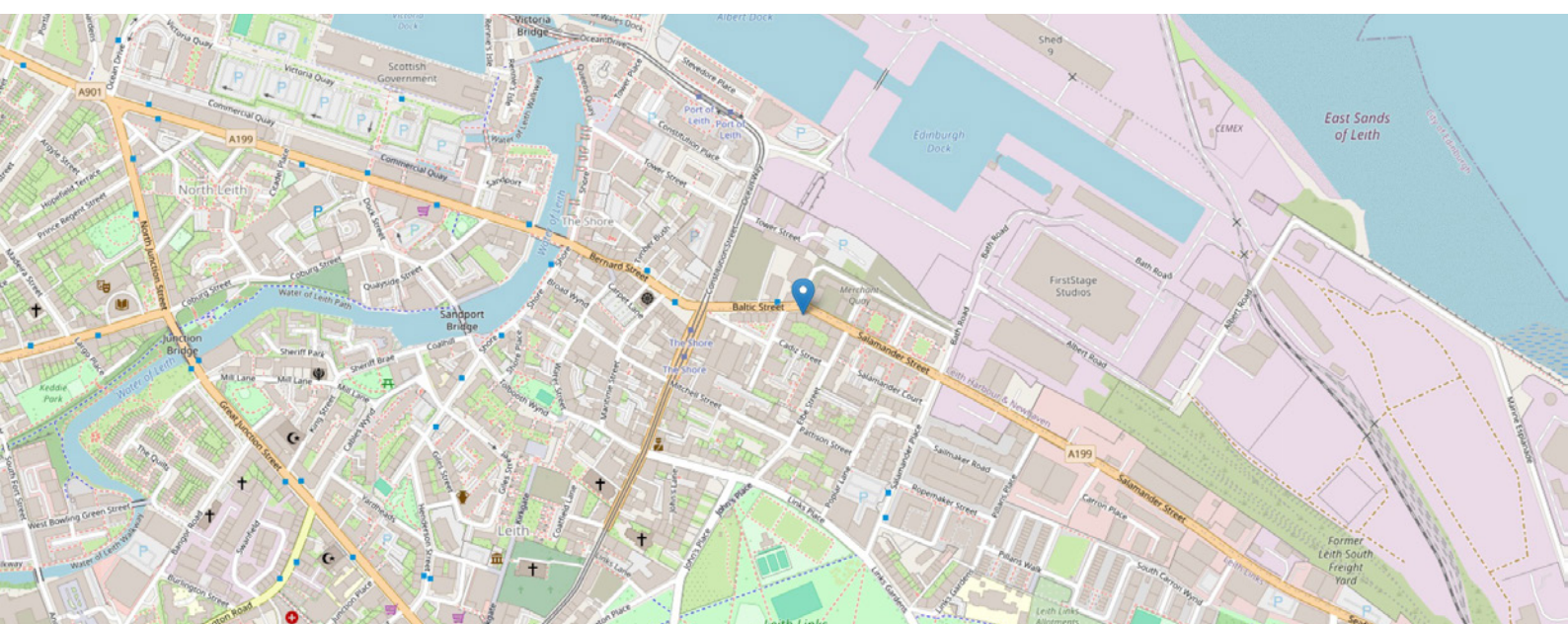


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 33m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Leith is a vibrant and historic district located to the north of Edinburgh's city centre, offering a unique blend of heritage, culture and modern living. Once Edinburgh's main port, Leith has transformed into one of the city's most sought-after neighbourhoods, known for its waterfront charm, creative spirit and strong community atmosphere. The area is home to an eclectic mix of traditional tenements, stylish modern apartments and converted warehouse spaces. Its close proximity to the Water of Leith and the Firth of Forth provides scenic walks, cycle paths and a relaxed coastal feel.







Leith enjoys excellent transport connections, making it highly accessible from other parts of Edinburgh and beyond. The Edinburgh tram line now runs directly through Leith, linking Newhaven with the city centre and onward to Edinburgh Airport. This has significantly improved journey times and convenience for both commuters and visitors. Leith Walk remains a major thoroughfare with a high frequency of bus services running throughout the day and night, providing direct links to key destinations including Waverley Station, the West End and the universities. Cycling is also well supported, with dedicated bike lanes and access to the North Edinburgh Path Network.

Leith boasts a rich cultural scene with popular attractions such as the Royal Yacht Britannia, the vibrant Shore area and an ever-growing selection of independent cafes, award-winning restaurants and artisan shops. It is also home to a number of creative studios, galleries and performance venues, making it a hub for artists and entrepreneurs.

Families are drawn to the area for its good schools and green spaces, including Leith Links and nearby Pilrig Park. With ongoing investment and regeneration, Leith continues to grow in popularity while maintaining its distinct character and strong sense of identity.



**McEwan Fraser Legal**

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Available



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