

4/1 Links Gardens

LEITH LINKS, EDINBURGH, EH6 7JH



*SPACIOUS TWO BEDROOM BASEMENT FLAT IN THE
SOUGHT AFTER LEITH LINKS AREA OF EDINBURGH*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this modern, bright and spacious basement flat situated on the Leith Links.

Inside, the property comprises a spacious living/dining room which is generously proportioned with ample space and storage. The room is also flooded with natural light due to the south-facing aspect and double windows.





There is a fully equipped kitchen which is in excellent condition, having been modernised. The kitchen is fitted with an electric hob, fan oven and free-standing white goods.





The property has two double bedrooms, both of which are generously proportioned and offer integrated storage with bedroom two providing access to the private rear garden.





Bedroom 2





There is one main bathroom which is fitted with a modern suite, has been finished to a high standard and benefits from a bath with a mains shower overhead.

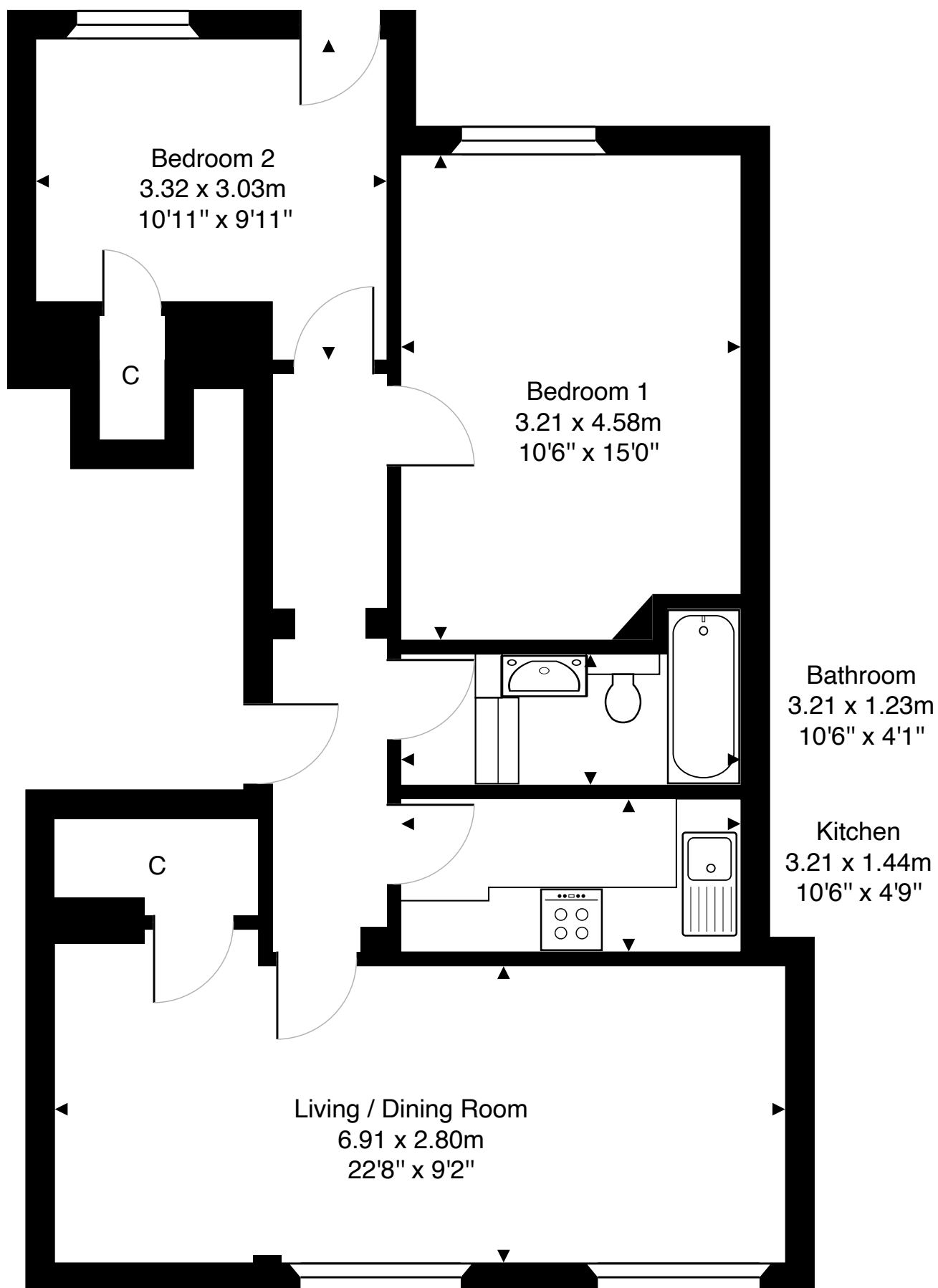




4/1 Links Gardens



Explore Space



Gross internal floor area (m²): 68m²

EPC Rating: C



In addition to this, the property benefits from gas central heating, on-street permit parking and a private rear garden as well as being situated right on the Leith Links, which is one of Edinburgh's largest open green spaces.

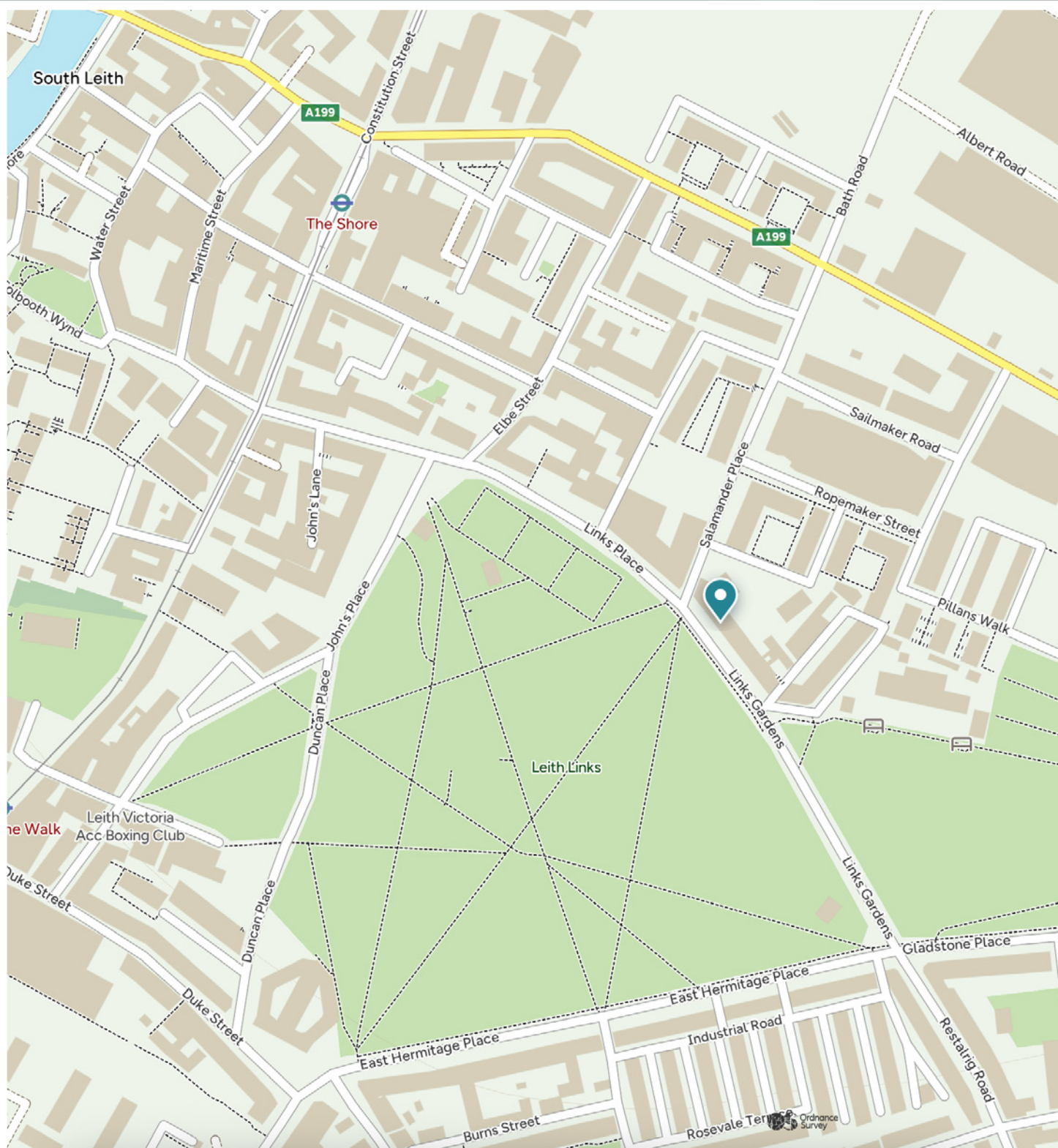




Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
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 only 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.