

34 Hamilton Wynd

LINDSAY STREET, EDINBURGH, EH6 4EH



Immaculate two-bed main-door flat in prime Edinburgh location – stylish, spacious & move-in ready



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McEwan Fraser Legal is delighted to present this stunning two-bedroom main-door flat in Hamilton Wynd, Lindsay Street—offering immaculate interiors and a superb location in Edinburgh. This beautifully maintained property is perfect for first-time buyers, professionals, or those looking to downsize in style.

THE LIVING ROOM



Stepping inside, you're welcomed by a bright and spacious living room, ideal for relaxing or entertaining. The modern, fully fitted kitchen boasts high-quality appliances and ample storage, ensuring both style and functionality.

THE KITCHEN





The property features two well-proportioned double bedrooms providing generous storage space. A sleek, contemporary bathroom completes the home with a high-spec finish.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



Further benefits include electric storage heating, double glazing, and private main-door access, offering added convenience and privacy. The property is set within a well-maintained development with residents' parking and landscaped communal grounds.

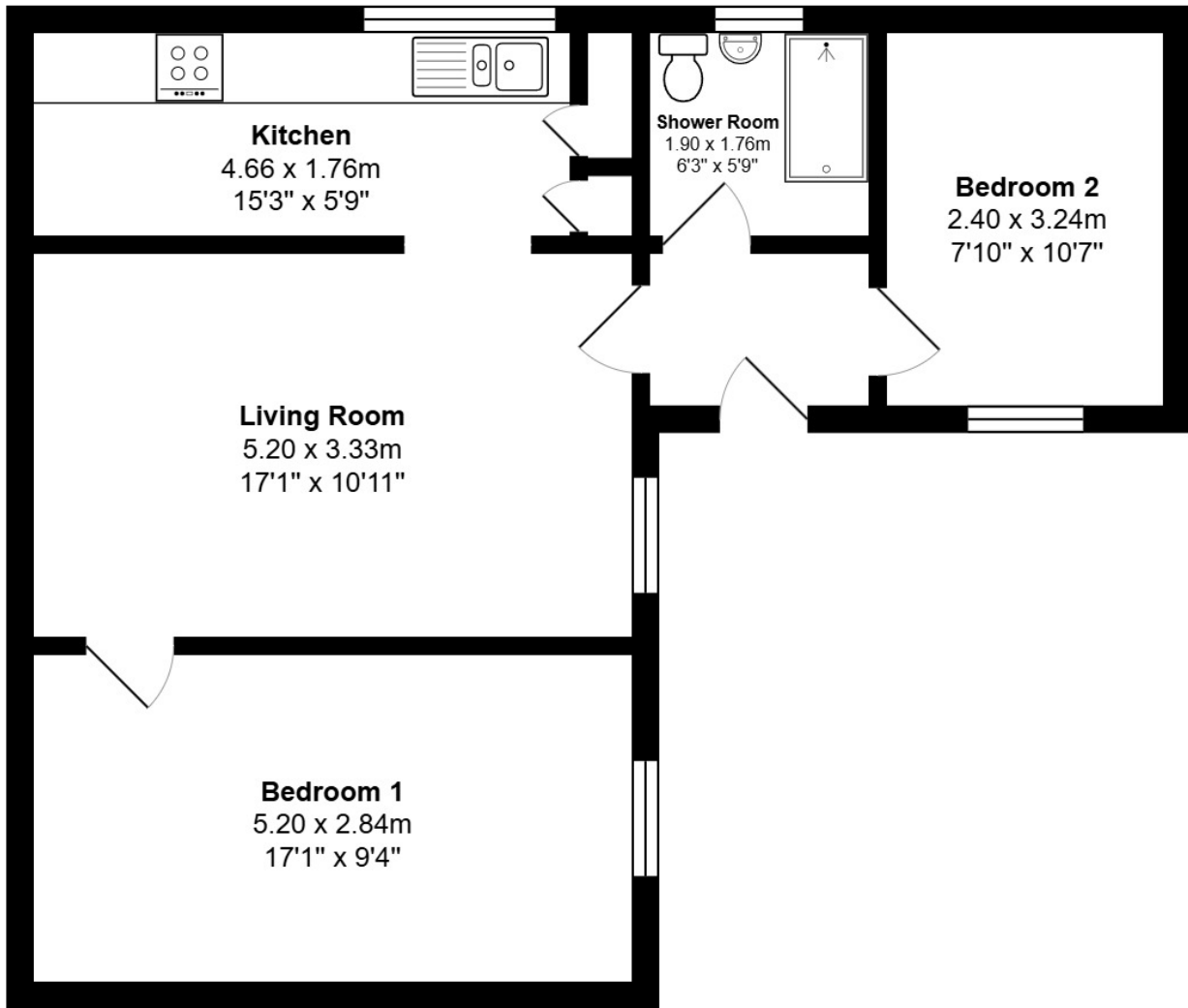
Located in a sought-after area, Hamilton Wynd enjoys excellent transport links, local amenities, and easy access to Edinburgh's city centre, making this an outstanding opportunity for a variety of buyers.

Early viewing is highly recommended to appreciate the exceptional condition and prime location of this fantastic home!

EXTERNALS

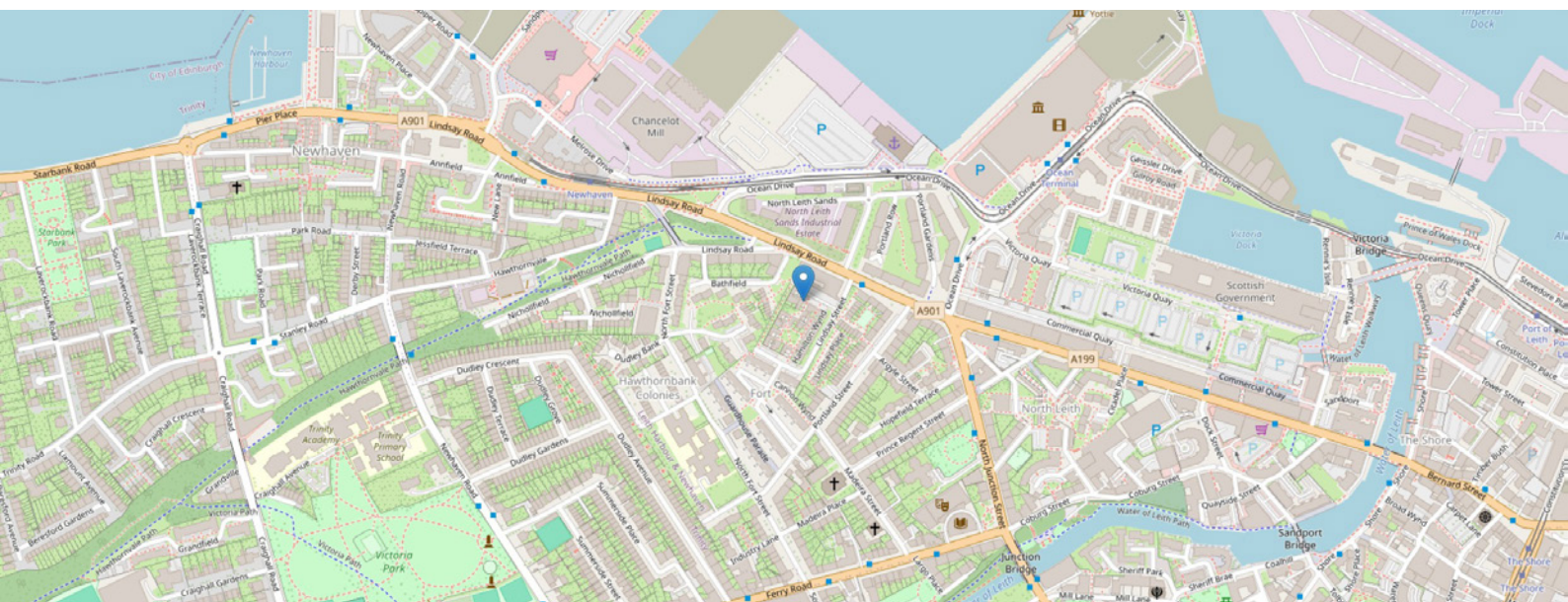


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 59m² | EPC Rating: F



THE LOCATION

Newhaven is a popular residential area situated to the north of Edinburgh City Centre. The area comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates.





A few moments away, Leith waterfront provides a host of café's, galleries and Michelin-starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Great Junction Street provides more extensive facilities including the usual banking, building society and post office services. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs.

A number of open air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations of an afternoon walk. Portobello and Crammond beaches are also within easy reach.

Regular bus services run to and from the city centre and surrounding areas. The cycle path behind the property means you can be in town in 15 minutes and have unlimited access to the rest of the city.



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Exchange
Available



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