



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**3/2 Hermitage Park Lea**

EDINBURGH, EH6 8DY

# LOCATION

Many would consider Edinburgh's Leith Links area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a Post Office. A few minutes walk takes you to Ocean Terminal, where further shops, restaurants and cinema can be found.

Leith is an established, independent community, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment in its bright and lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries and a good choice of dentists.

The Shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

From here, it is a simple matter of a twenty-five minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the city by-pass. Leith also has its own primary and secondary schools, the academy being a community high school with access to adults during the day and evenings.





# 3 / 2

## HERMITAGE PARK LEA

McEwan Fraser Legal are delighted to bring to the market this well-maintained and modernised property in a quiet and very private development.

This two bedroom ground floor property consists of a hallway with more than ample storage, which leads to the spacious lounge/dining room and kitchen which are separate. Both the kitchen and lounge are spacious living areas. The kitchen has ample stylish base and wall mounted units, a gas range with oven and grill below as well as extractor hood overhead. The property is flooded with natural light in all rooms. The property has two double bedrooms with built-in storage space. The family bathroom consists of a white three-piece suite. The property also benefits from modern gas central heating, double glazing, entry phone system and private residents parking which is well maintained.

This property is expected to be of particular demand and early bird viewing is advised.



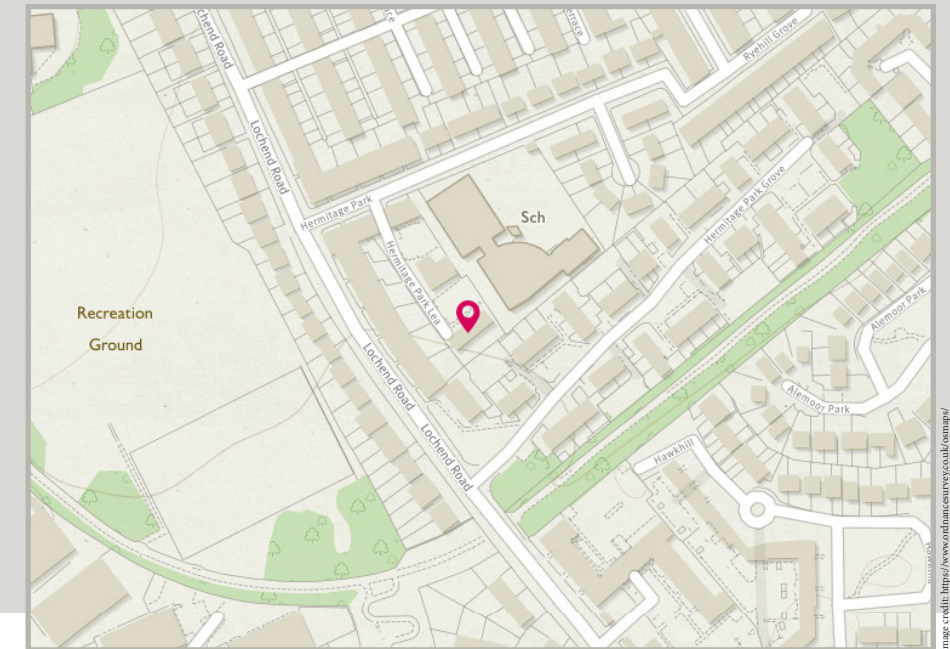


# SPECIFICATIONS & DETAILS

Approximate Dimensions (Taken from the widest point)

Lounge	3.97m (13') x 3.80m (12'6")
Kitchen	3.04m (10') x 2.84m (9'4")
Bedroom 1	2.80m (9'2") x 2.60m (8'6")
Bedroom 2	3.04m (10') x 2.75m (9')
Bathroom	1.97m (6'6") x 1.96m (6'5")

Gross internal floor area (m<sup>2</sup>): 55m<sup>2</sup> | EPC Rating: C






**McEwan Fraser Legal**  
Solicitors & Estate Agents

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

Part  
Exchange  
Available

**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.



Text and description  
**BEN STEWART CLARK**  
Surveyor



Professional photography  
**ROSS MCBRIDE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer