




McEwan Fraser Legal
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EDINBURGH, EH6 7QQ

THE LOCATION

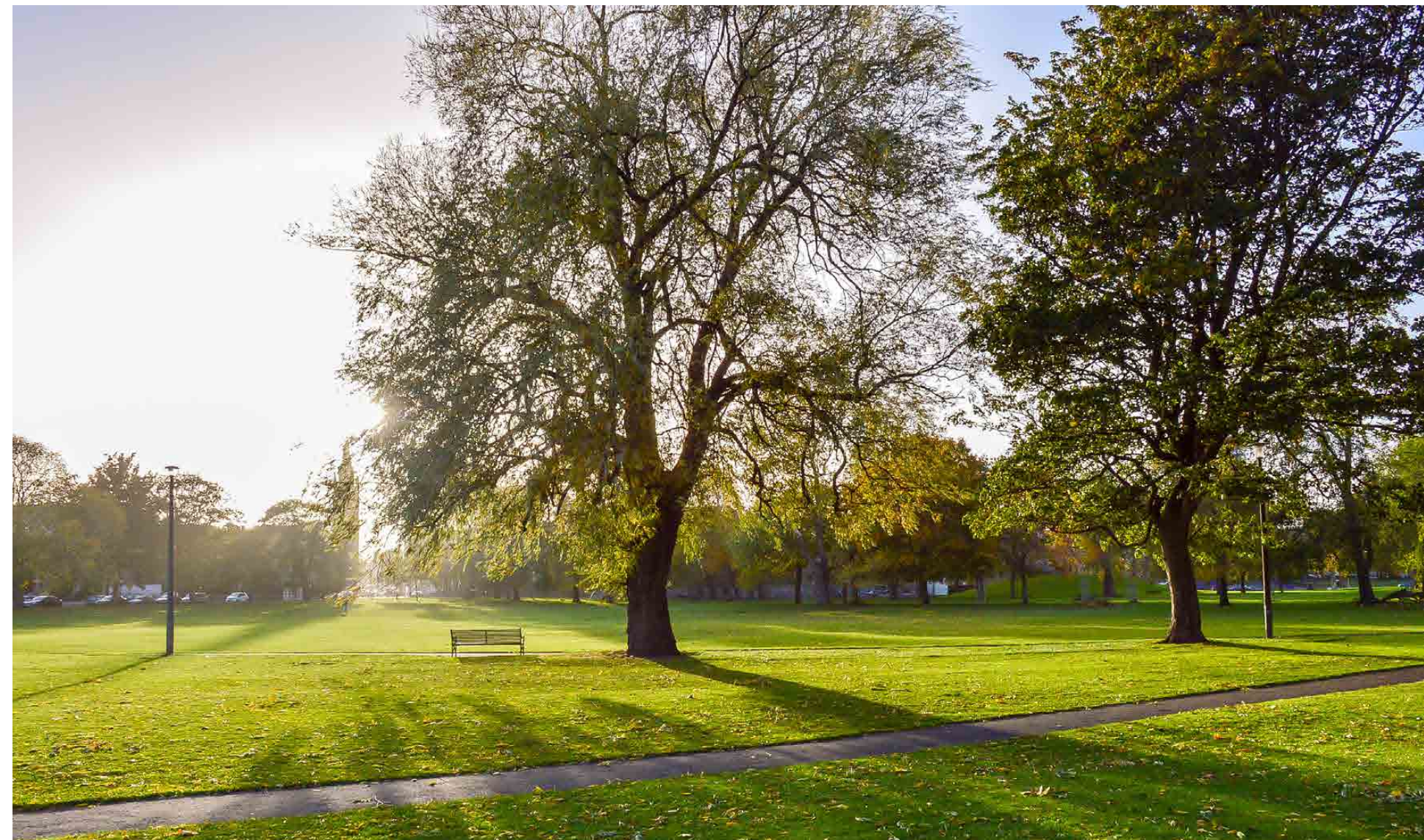
The Leith Links area offers an exceptionally wide choice of amenities and shopping facilities as well as a number of banks, building societies and a Post Office.

From the property you have the option of also using one of the many and frequent bus services including the number 12. The number 12 runs frequently and takes around twenty minutes to reach the city centre. Once in the city centre you will have access to the nightlife, shopping, restaurants and much more. The property is around ten minutes drive from the popular Ocean Terminal centre where a variety of shops, restaurants and cinema can be found. Leith is an established, independent community, and it is very much self-contained. There is an excellent choice of places to eat and drink, with an array of entertainment places in a bright lively atmosphere. In addition, Leith has a

vast array of health centres such as private and NHS surgeries and a flexible 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.

Seafield Road leads out to the east and the south. In both these directions, there are ultimately links with the City Bypass. Leith also has its own Primary and Secondary schools, the Academy being a community high school with access for adults both during the day and in the evenings.



THE PROPERTY

An extended ground floor flat offering accommodation with modernisation required. Located just five minutes walk from the renowned Leith links and around ten minutes drive to Portobello and its popular beachfront promenade.

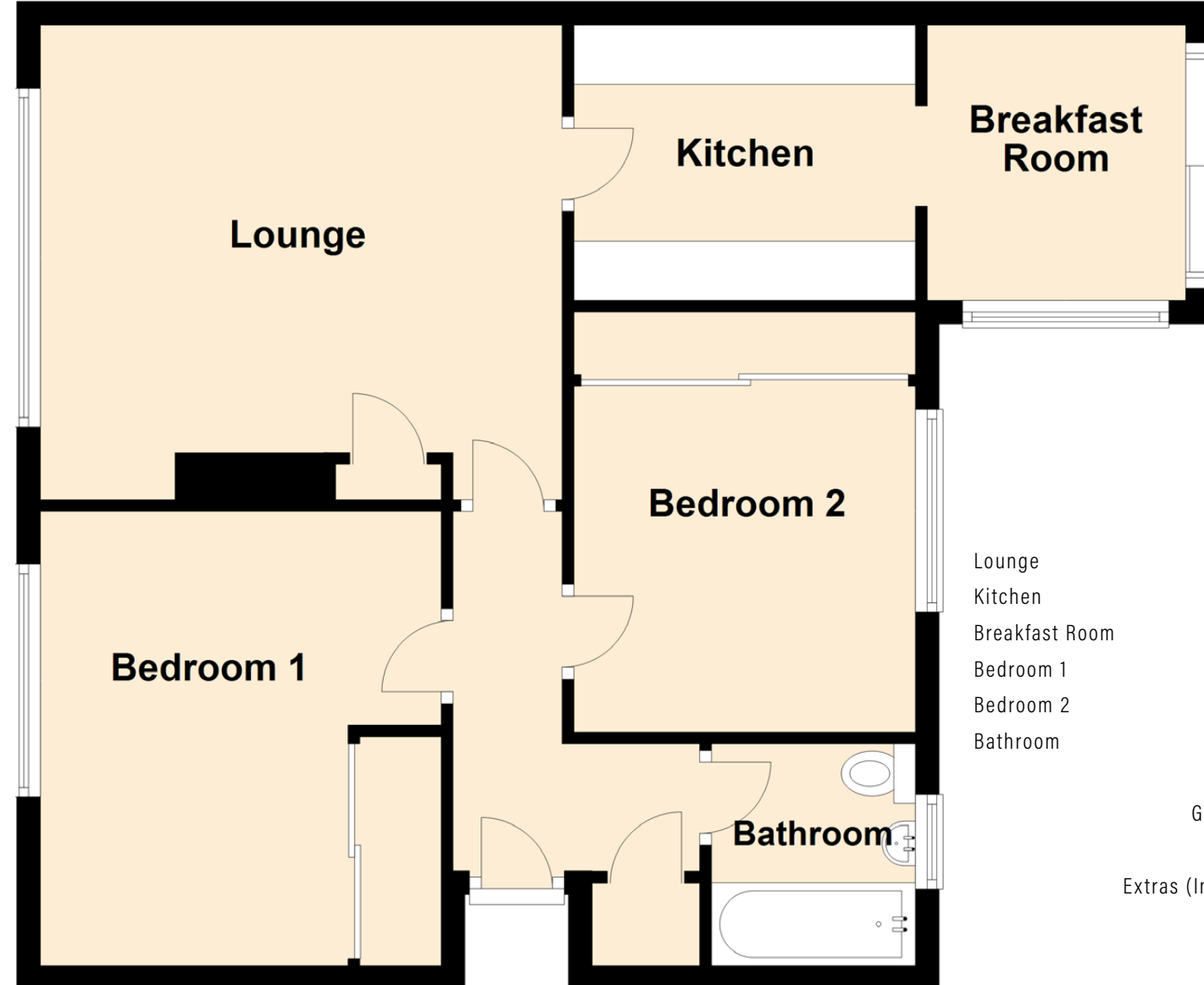
Briefly comprising entrance hall, lounge, fitted kitchen and breakfast room that is part of an extended area with



double glazed patio doors to the private south facing rear garden, two double bedrooms both with built-in wardrobes and bathroom.

The property benefits from private garden's to the front and rear as previously mentioned. The property does require modernisation however this property is an excellent investment opportunity or suitable for a buyer who would like a fixer-upper to put their stamp on.

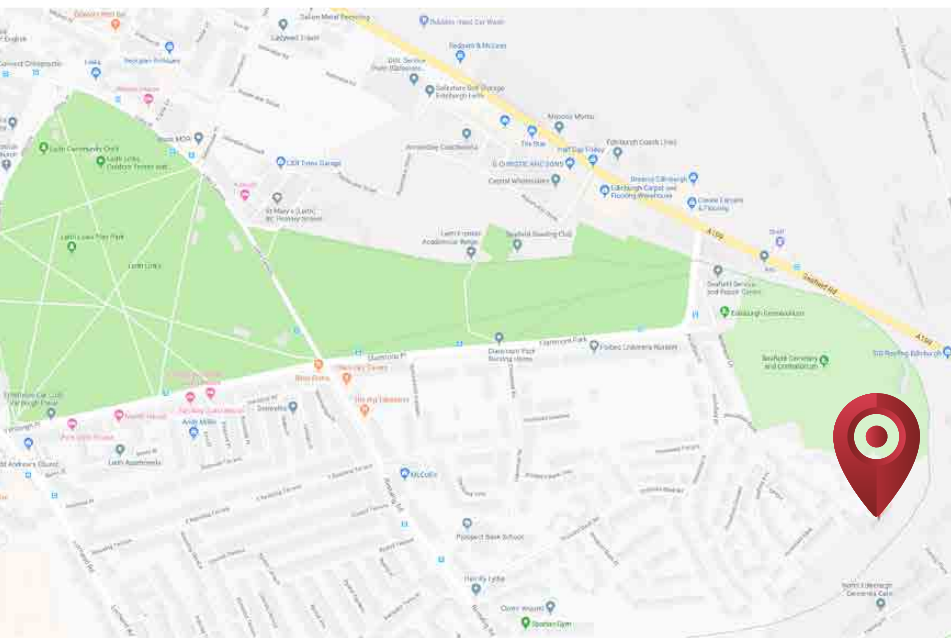




Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.00m (13'1")
Kitchen	2.88m (9'5") x 2.32m (7'7")
Breakfast Room	2.53m (8'4") x 2.18m (7'2")
Bedroom 1	3.83m (12'7") x 3.38m (11'1")
Bedroom 2	3.54m (11'7") x 2.88m (9'5")
Bathroom	1.90m (6'3") x 1.72m (5'8")

Gross internal floor area (m²): 66m²
 EPC Rating: E
 Extras (Included in the sale): Sold as seen.



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**Part
Exchange
Available**

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Text and description
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Designer