



THIS IMAGE HAS BEEN VIRTUALLY STAGED

*Spacious Two Bedroom Flat in Edinburgh's  
Popular Leith Links Area*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in the popular Leith links area. The property is in walk-in condition.

# THE LIVING ROOM



Inside, the property comprises of:

- Spacious and bright living area which is flooded by natural light and overlooks the rear communal garden. Accessed from the lounge is a large walk-in cupboard/small box room which could double as a small home office.
- Fully equipped kitchen; which is fitted with electric hob, fan oven, extractor hood and freestanding white goods.

# THE KITCHEN





- Two double bedrooms which could be configured in various ways with freestanding furniture.
- The bathroom is fitted with a three-piece shower suite, is modern and uses the space on offer well.

# BEDROOM 1



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# BEDROOM 2 & THE BATHROOM

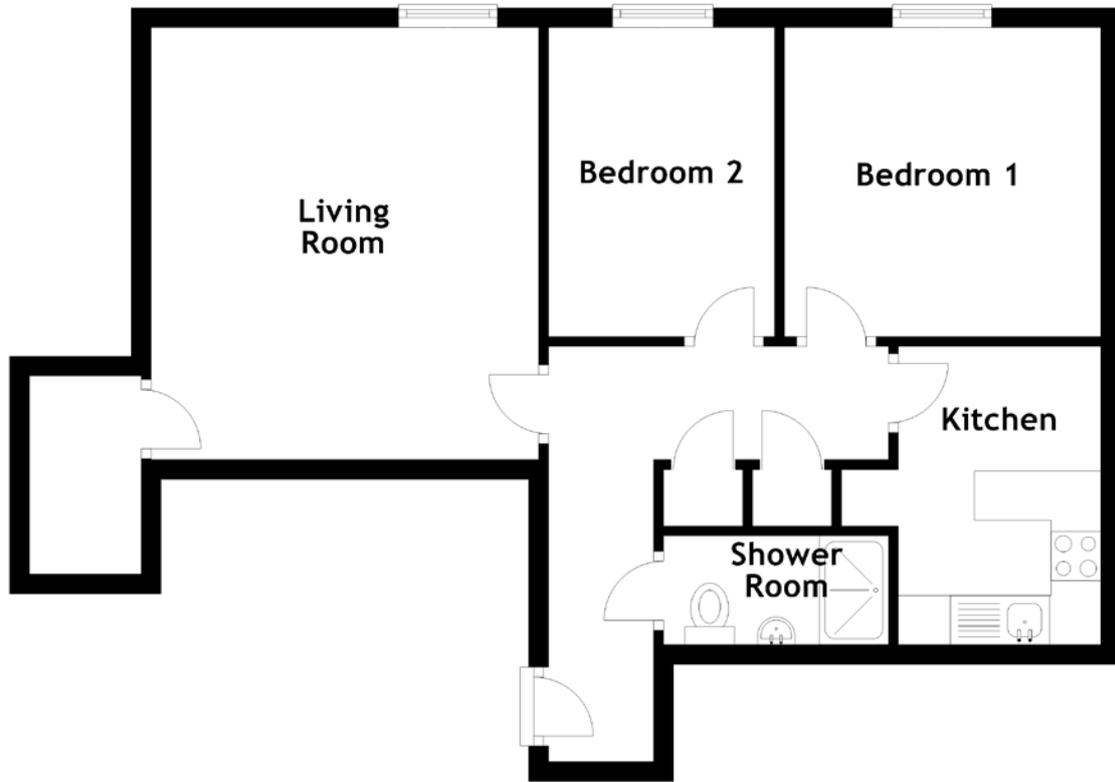


In addition, the property includes double glazed windows & gas central heating. making for a warm and cost-effective home, year-round.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

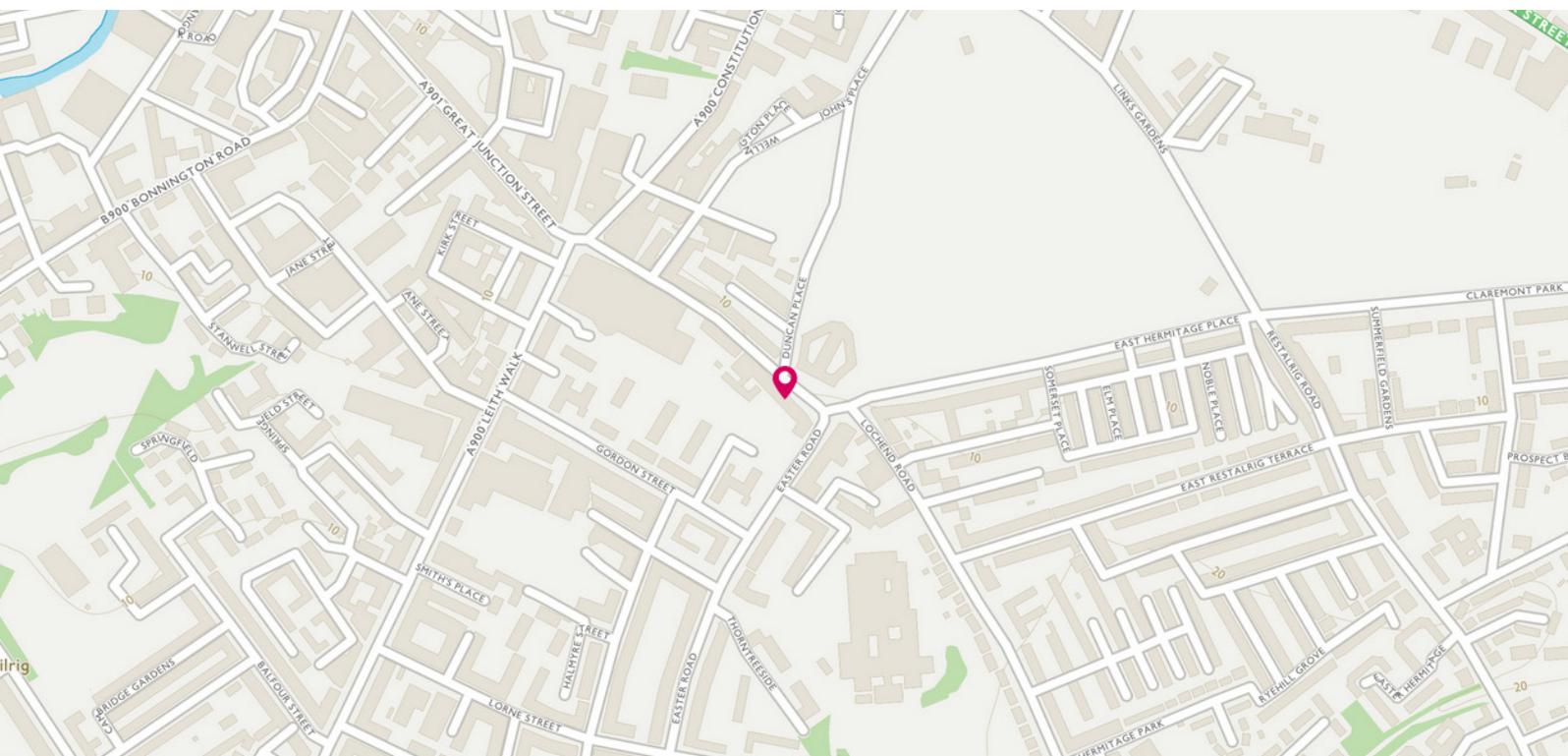


Approximate Dimensions (Taken from the widest point)

Living Room 4.39m (14'5") x 3.91m (12'10")  
Kitchen 3.03m (9'11") x 2.04m (6'8")  
Bedroom 1 3.19m (10'6") x 3.14m (10'4")

Bedroom 2 3.14m (10'4") x 2.28m (7'6")  
Shower Room 2.20m (7'3") x 1.10m (3'8")

Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup>  
EPC Rating: D



# THE 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 and bright lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries, a 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 25-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.



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