

# 9/9 Couper Street

THE SHORE, EDINBURGH, EH6 6HH



ONE BEDROOM FIRST FLOOR FLAT LOCATED  
ADJACENT TO THE WATER OF LEITH



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McEwan Fraser is delighted to present this attractive one-bedroom first floor flat located in a converted bond warehouse adjacent to the Water of Leith. The property sits in a converted bond warehouse and boasts excellent proportions internally making it an ideal first-time buy or sound buy-to-let investment. Comprising an entrance hallway, lounge/diner, bedroom, kitchen and bathroom. The property is factored and has lift service.

The accommodation is focused on a spacious living room that includes integrated storage and plenty of floor space for a variety of different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space. The bedroom is immediately adjacent to the living room. A well-proportioned double, the bedroom includes a large walk-in wardrobe and bi-folding doors which open into the living room. This gives the bedroom and living space an unusual degree of flexibility. A large kitchen boasts a generous range of contemporary base and wall-mounted units set against a tiled splash back. There is a range of integrated appliances and plenty of prep and storage space for the aspiring chef. The internal accommodation is completed by the bathroom which boasts a white three-piece suite and partial tiling.



# Lounge/Diner









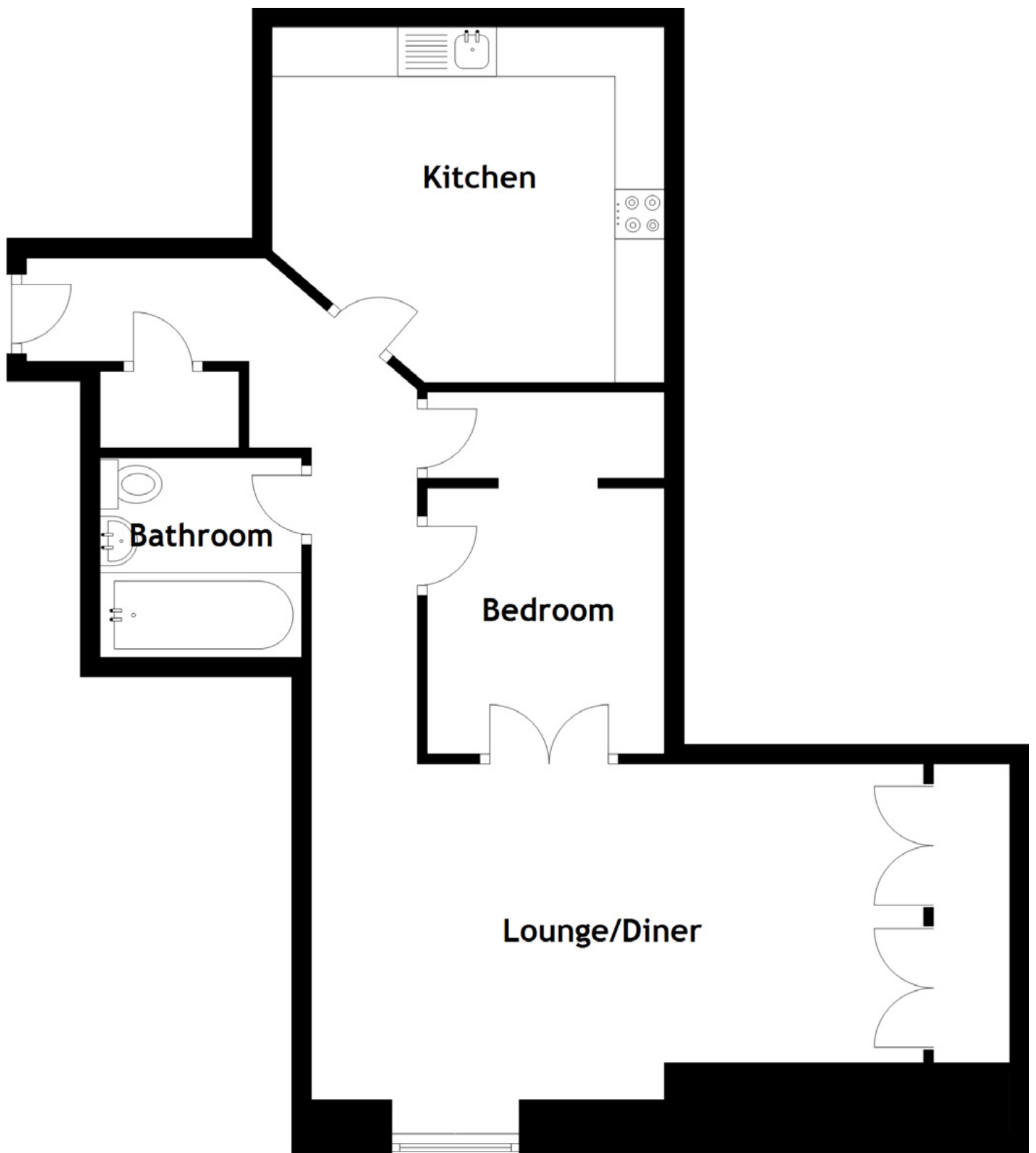


**The Bedroom**









Gross internal floor area (m<sup>2</sup>): 53m<sup>2</sup>

EPC Rating: C





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Couper Street is located in the heart of Leith close to the Water of Leith, within The Shore Area, a vibrant cosmopolitan area with many local amenities and a short distance from the City Centre. Local shops can be found within walking distance. There is an extensive range of quality restaurants and numerous bars and cafes.

Ocean Terminal is within walking distance and houses a variety of high street stores, a cinema and a Marks and Spencer food hall. A 24-hr ASDA supermarket is conveniently located. For recreation there are sailing facilities at nearby Newhaven Harbour together with a David Lloyd private health/sports centre.

The Water of Leith walkway and cycle paths along with Leith Links are located minutes from the property. There is an excellent bus service to and from the City Centre and beyond. Early viewing is highly recommended to appreciate what is on offer.

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## The Location











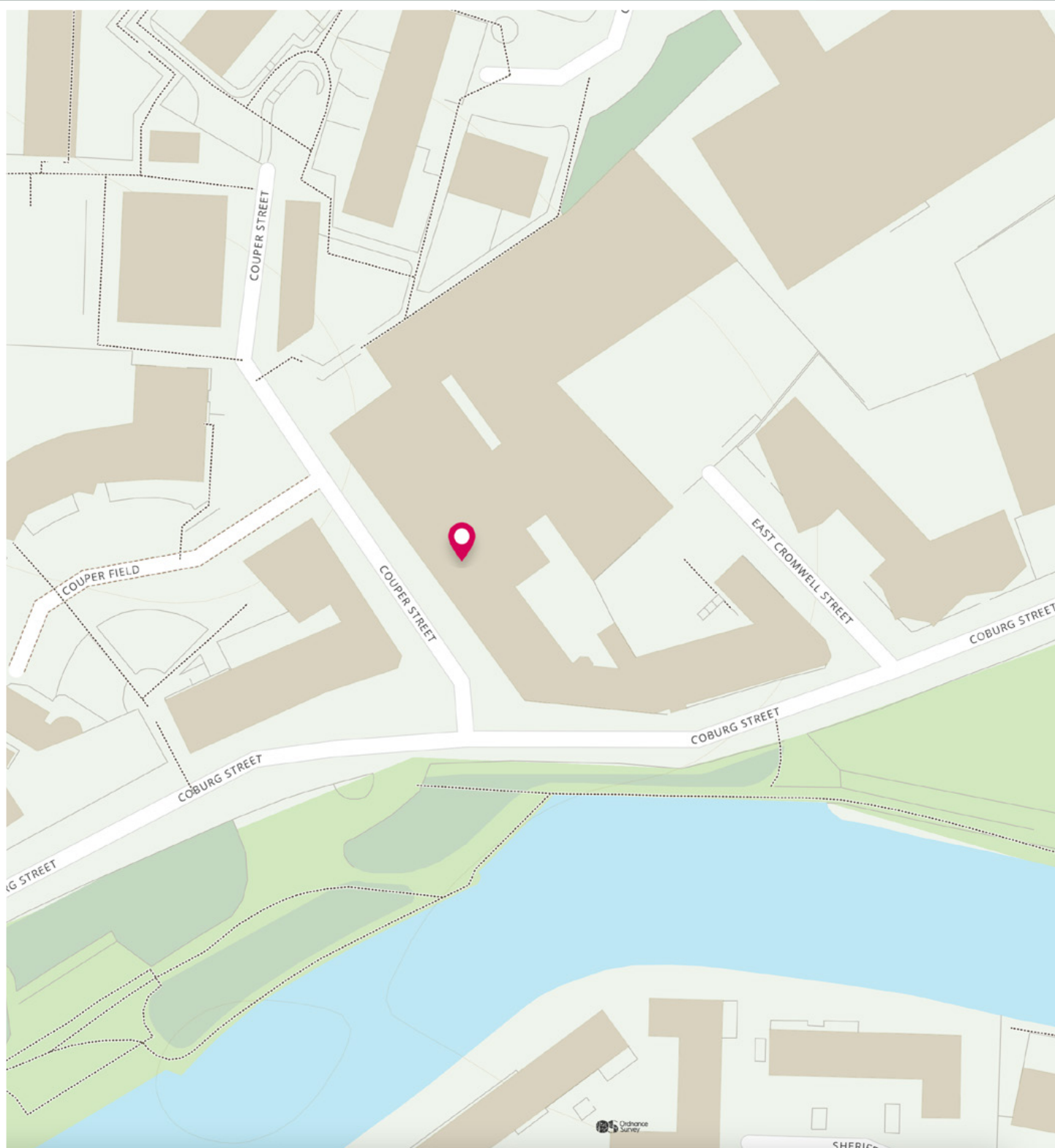


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

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