

4 Drum Terrace

EDINBURGH, EH7 5NB



*Spacious Three Bedroom Ground Floor Flat
Accessed Just off Easter Road*



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McEwan Fraser Legal is delighted to present this three-bedroom, generously proportioned main door flat centrally located in Edinburgh's sought-after area of Leith.

THE LOUNGE

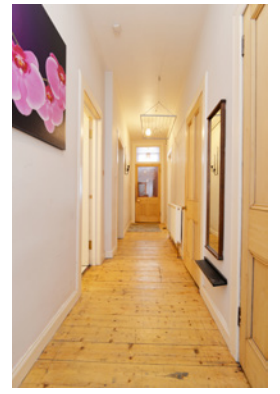
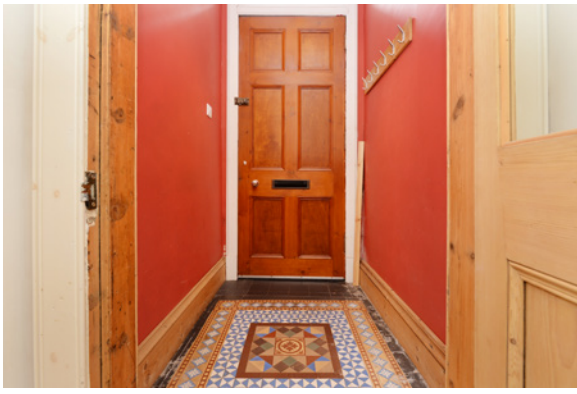


Inside, the property comprises:

- spacious living area which is bright and modern, whilst benefitting from traditional features, such as cornice and original wooden floors.
- Fully equipped kitchen with gas hob, double oven and a mixture of integrated and freestanding white goods.

THE KITCHEN





- One main family bathroom which is fitted with a three-piece white bathroom suite with a mains shower over the bath.
- The property benefits from three generously proportioned double bedrooms, bedroom one benefits from an en-suite bathroom with an electric shower, and all have ample space for freestanding bedroom furniture.
- In addition, the property has modern double glazing and gas central heating, making for a warm home, year-round. Parking in the area is free on-street for residents and visitors.

THE BATHROOM



BEDROOM 1



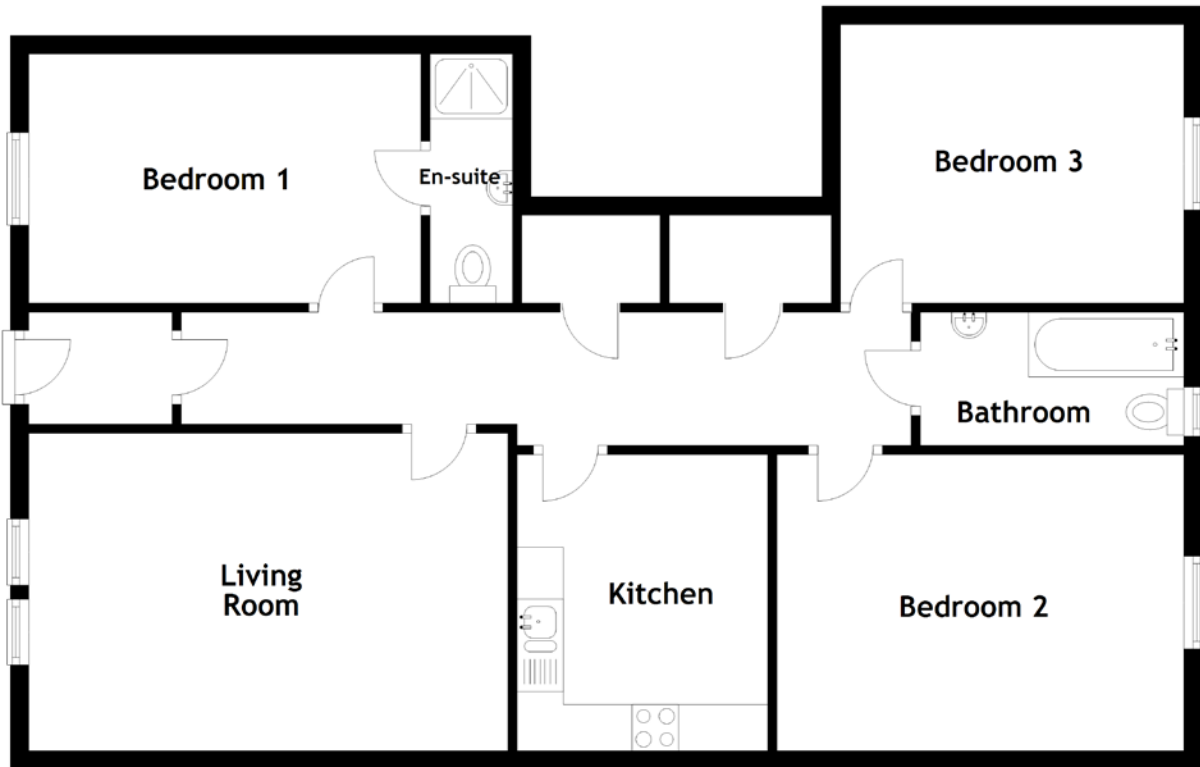
BEDROOM 2



BEDROOM 3



FLOOR PLAN, DIMENSIONS & MAP



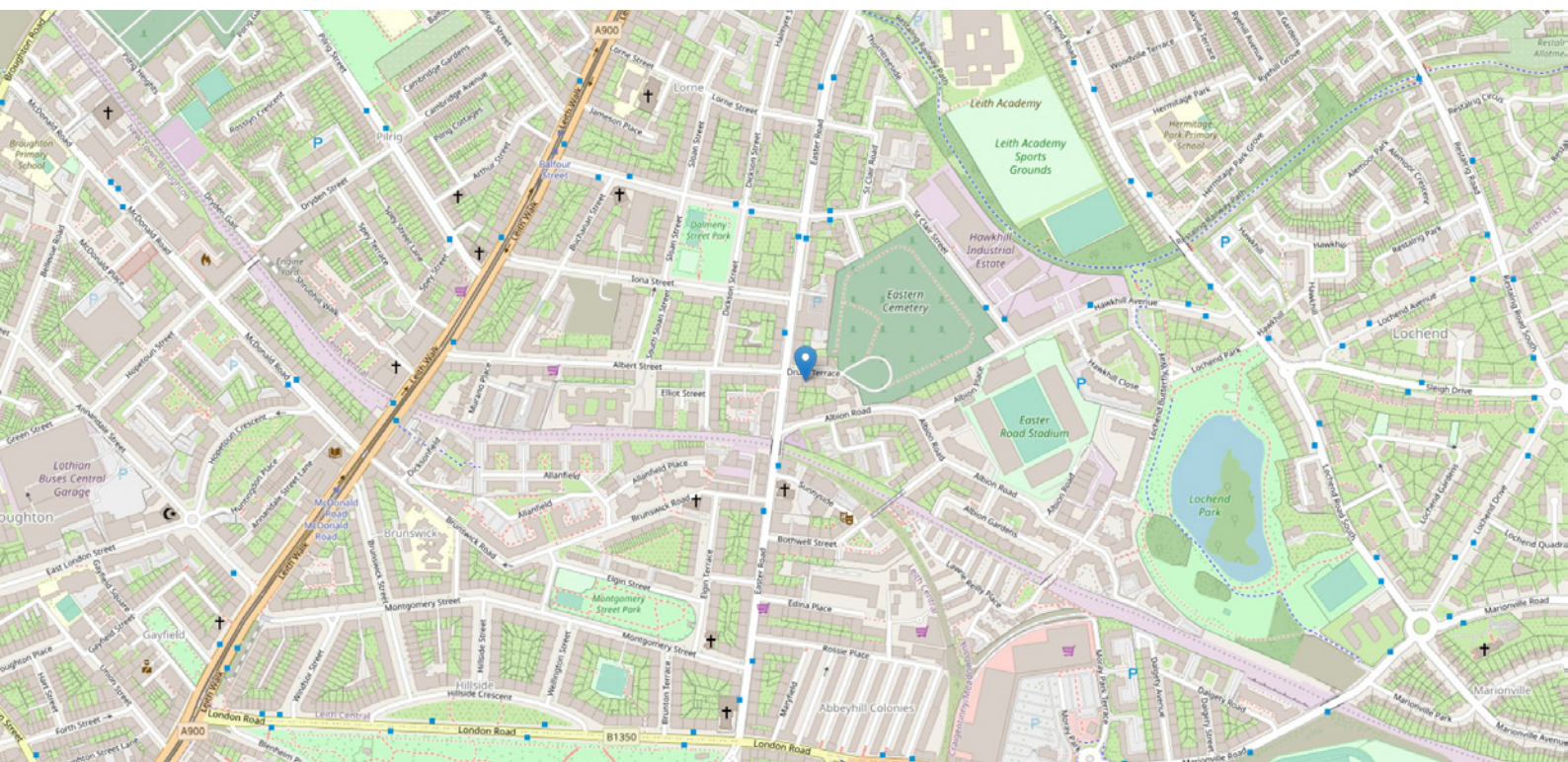
Approximate Dimensions
(Taken from the widest point)

Living Room 5.18m (17') x 3.43m (11'3")
 Kitchen 3.20m (10'6") x 2.71m (8'11")
 Bathroom 2.85m (9'4") x 1.31m (4'4")
 Bedroom 1 4.24m (13'11") x 2.69m (8'10")

En-suite 2.69m (8'10") x 0.89m (2'11")
 Bedroom 2 4.40m (14'5") x 3.20m (10'6")
 Bedroom 3 3.71m (12'2") x 3.01m (9'10")

Gross internal floor area (m²): 89m²

EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith 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 is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore 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. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. There is also there is a tram stop 5 minutes walk from the flat. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city by-pass.



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