



Fully refurbished two-bedroom flat in a very popular location, completely renovated to a very high standard



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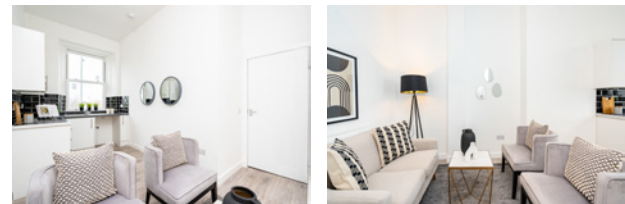


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McEwan Fraser Legal are delighted to present to the market this newly refurbished two-bedroom flat in the vibrant neighbourhood of Leith! This stunning property has just undergone a complete renovation, providing a modern and stylish living space.

THE LOUNGE/KITCHEN



As you step into the flat, you'll immediately notice the attention to detail and high-quality finishes that adorn every corner. The open-plan living area is flooded with natural light, creating a warm and inviting atmosphere. The brand-new kitchen features sleek countertops, contemporary cabinetry, and state-of-the-art appliances, making it a dream for aspiring chefs and avid entertainers.





The two bedrooms offer ample space for relaxation and rest and would suit a range of different furniture configurations. The modern bathroom is a true oasis, featuring a sleek walk-in shower, elegant fixtures, and tasteful tiling. Other notable features of the flat include new flooring throughout, a brand-new energy-efficient heating system, brand-new double-glazed windows and ample storage space to keep your belongings organized.

Don't miss the opportunity to make this beautifully refurbished two-bedroom flat your new home. Contact us now to schedule a viewing and experience modern living at its finest!

THE SHOWER ROOM



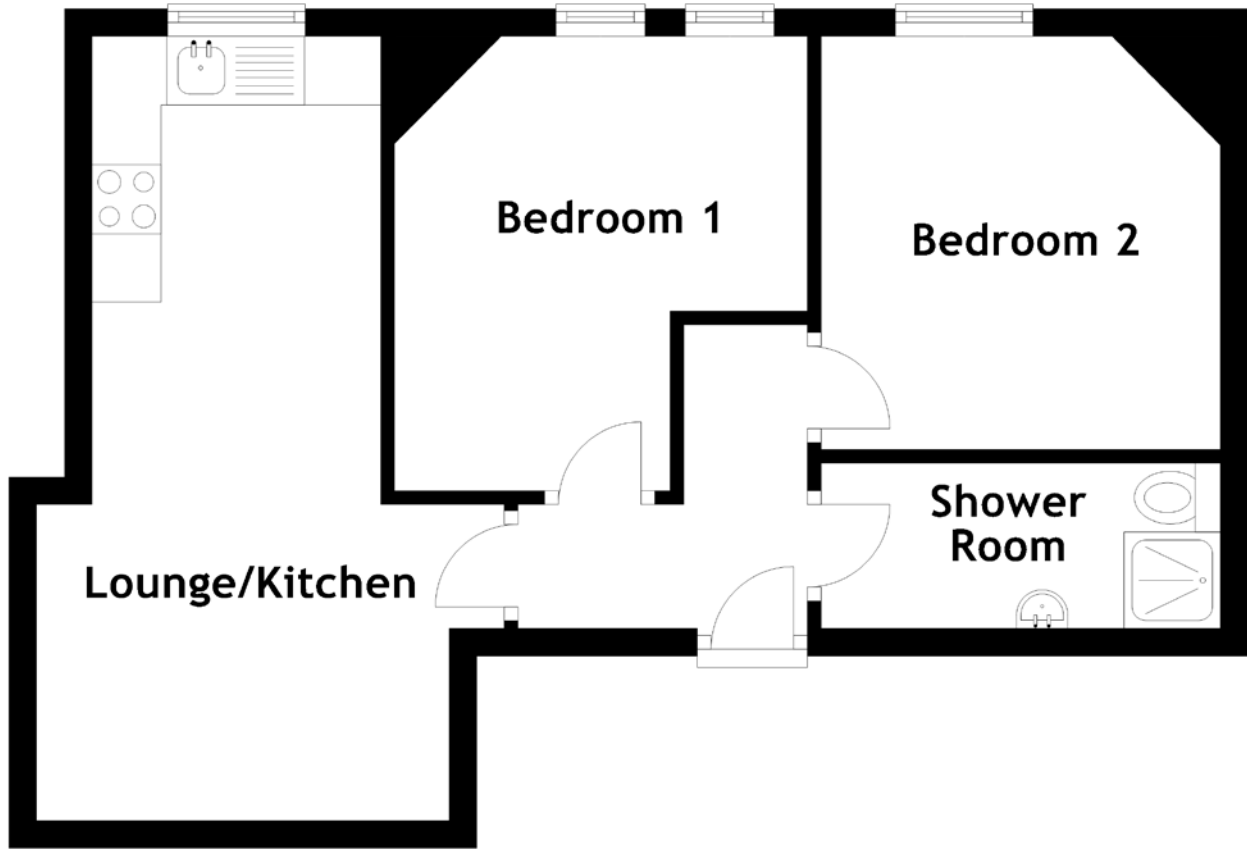
BEDROOM 1



BEDROOM 2



FLOOR PLAN, DIMENSIONS & MAP



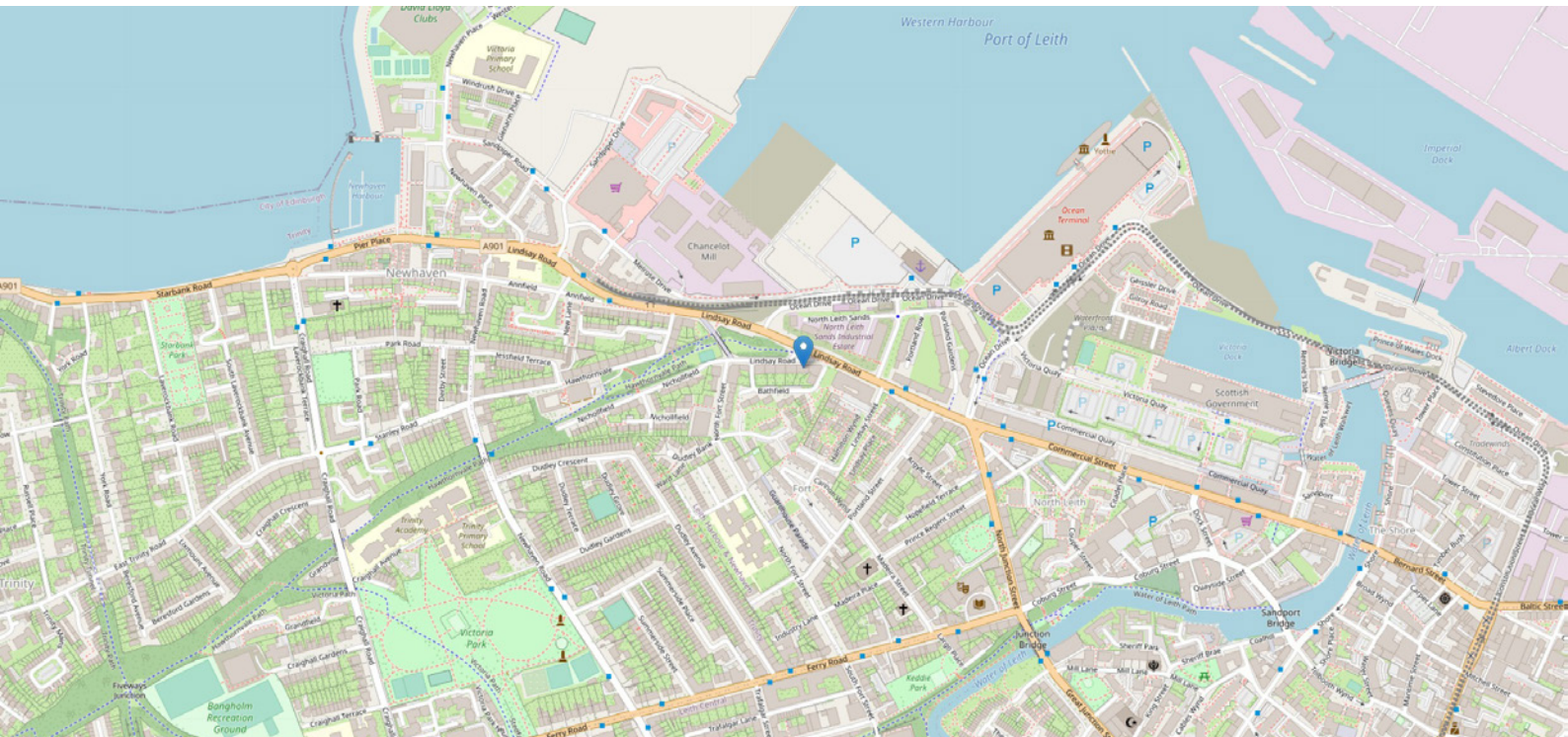
Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen 5.70m (18'8") x 2.50m (8'2")
Shower Room 2.90m (9'6") x 1.20m (3'11")

Bedroom 1
Bedroom 2

3.30m (10'10") x 3.00m (9'10")
3.00m (9'10") x 2.90m (9'6")

Gross internal floor area (m²): 40m²
EPC Rating: C



THE LOCATION

This property is situated in the very heart of Leith and many would consider this 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.





Many would consider Leith to be an independent community, of course, 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.

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. 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 Bypass.

There are also many beautiful local parks and the Water of Leith in the vicinity.



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