

# 4/1 King Street

LEITH, EDINBURGH, EH6 6TN



MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT THIS  
IMPRESSIVE TWO-BEDROOM GROUND-FLOOR FLAT



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McEwan Fraser Legal is delighted to present this impressive two-bedroom, ground-floor flat, fully accessible (step-free), forming part of the elegant 'B'-listed former Leith Hospital, situated in the heart of Edinburgh's vibrant Shore area. This unique development blends historic charm with contemporary living, offering an enviable location close to an array of cafés, restaurants, bars, and excellent transport links.

Internally, the property is beautifully presented and benefits from tall ceilings and large sash and case windows, flooding the rooms with natural light. The welcoming entrance hallway leads to a spacious and bright lounge, ideal for both relaxing and entertaining. The modern fitted kitchen is well-appointed with quality units and integrated appliances.

## The Property









Two generous double bedrooms provide comfortable accommodation and both have built-in storage. The principal bedroom enjoys an en-suite shower room.







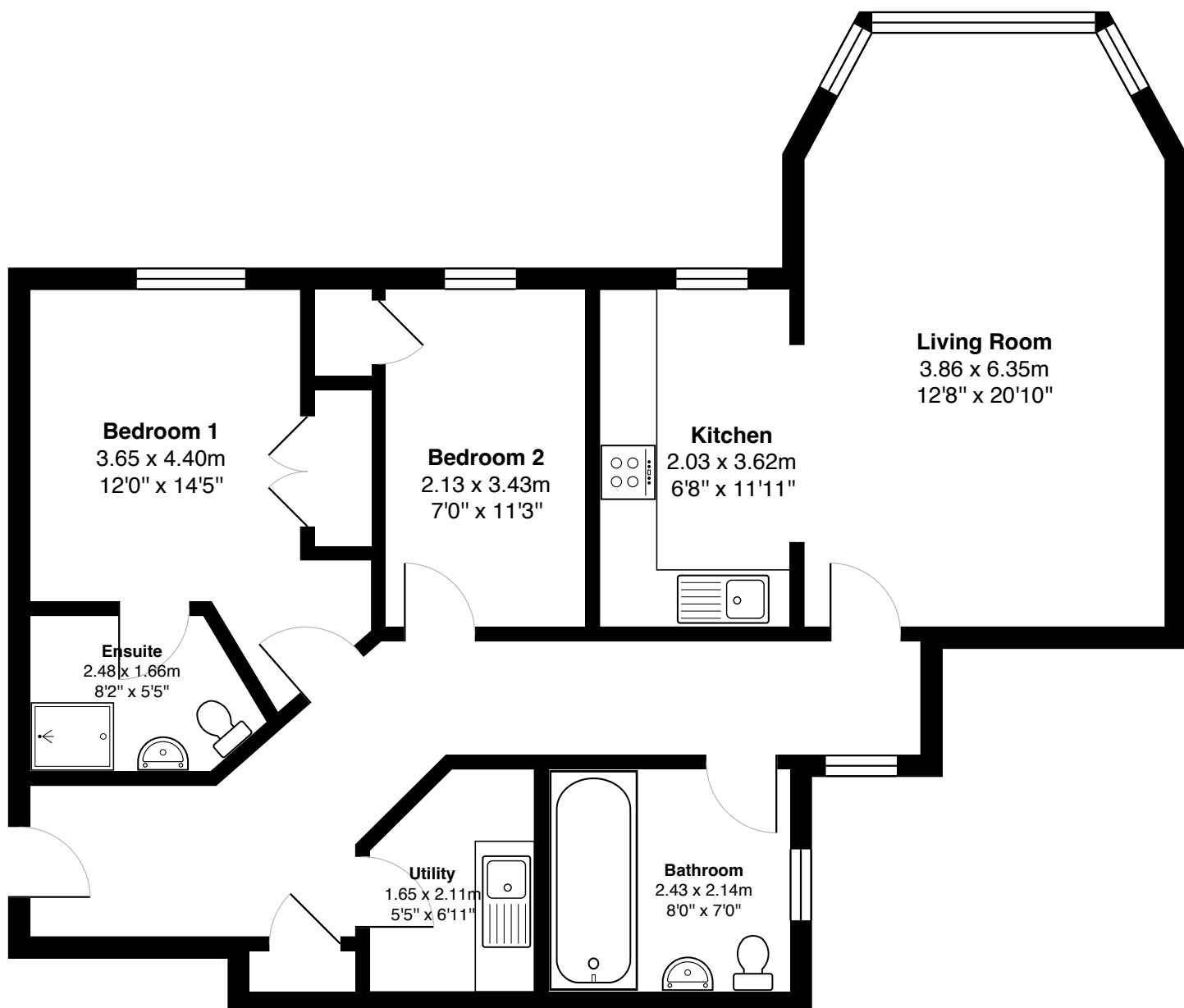
**Bedroom 2**





The property is completed by a stylish bathroom with a contemporary white three-piece suite, and a utility room with a sink and space for a washing machine.





Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup>

EPC Rating: E

Externally, residents benefit from an allocated private parking space, a well-maintained communal areas and secure entry. This characterful home is perfectly positioned for city living, with the Shore's vibrant atmosphere and the Water of Leith walkway on your doorstep. Early viewing is highly recommended to appreciate the blend of historic architecture and modern comfort this property offers.







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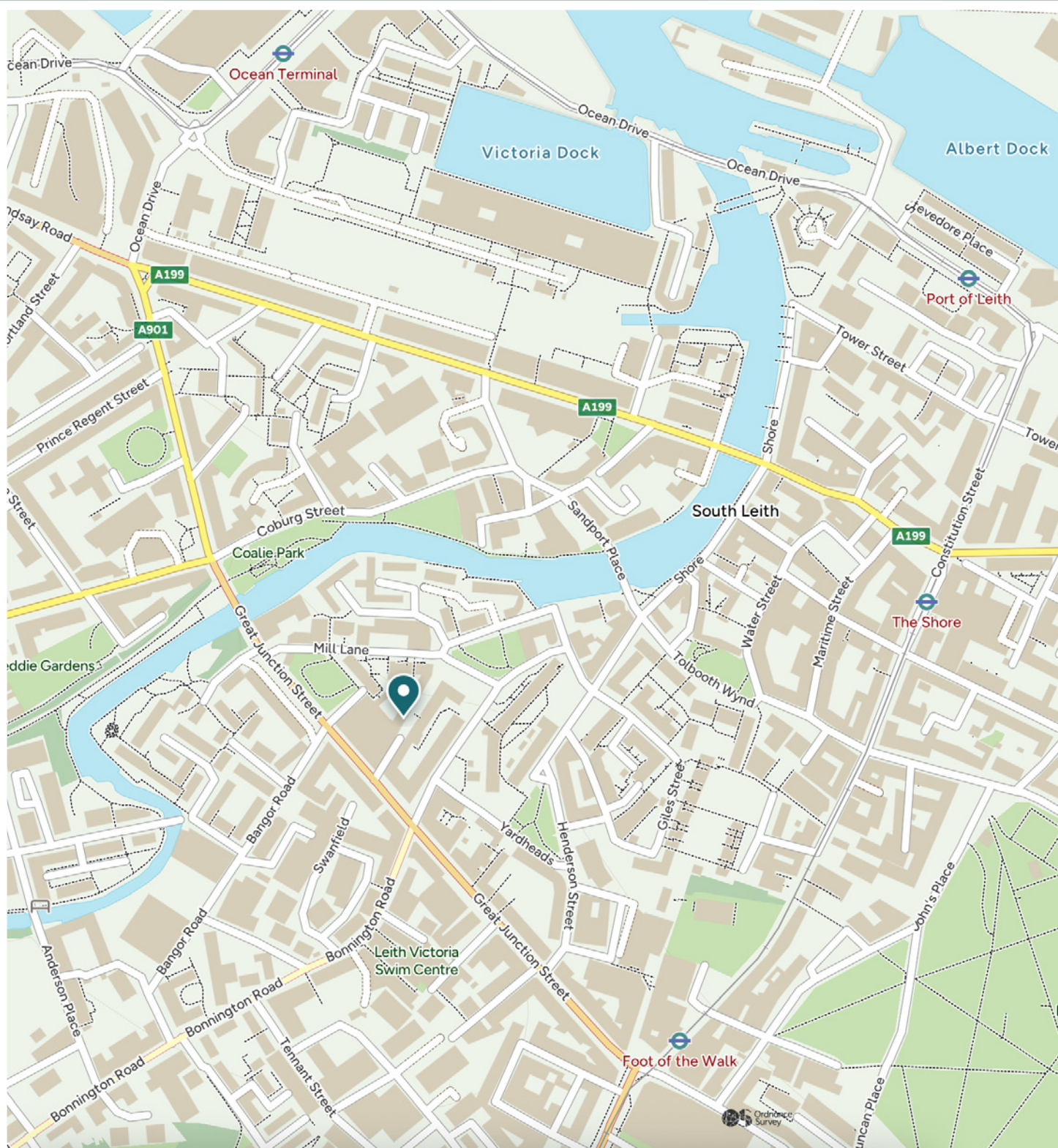
Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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