




McEwan Fraser Legal

Solicitors & Estate Agents

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144/7 Duke Street

LEITH, EDINBURGH, EH6 8HR

Leith

EDINBURGH, EH6 8HR

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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“... *well-maintained and modernised property in the desirable Leith Links area of Edinburgh ...*”

McEwan Fraser Legal are delighted to bring to the market this well-maintained and modernised property in the desirable Leith Links area of Edinburgh.

This two bedroom property consists of a hallway with more than ample storage cupboards, which leads to the spacious lounge and kitchen/dining room which are separate. Both Kitchen and lounge are spacious living spaces. The kitchen has ample stylish base and wall mounted units, induction hob with separate oven and grill below as well as extractor hood overhead. The property is flooded with natural light in all rooms. The property has two spacious double bedrooms with built-in storage space. You will find the shower room is good sized and the property benefits from a separate WC. The property also has modern gas central heating, double glazing, entry phone system and street parking.

This property is expected to be of particular demand and early bird viewing is advised.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|-------------|-------------------------------|
| Kitchen | 4.97m (16'4") x 3.24m (10'8") |
| Shower Room | 1.65m (5'5") x 1.27m (4'2") |
| Lounge | 5.42m (17'9") x 3.78m (12'5") |
| Bedroom 2 | 2.47m (8'1") x 2.35m (7'9") |
| Bedroom 1 | 3.57m (11'9") x 2.96m (9'9") |
| WC | 1.27m (4'2") x 1.13m (3'8") |

Gross internal floor area (m²): 76m² | EPC Rating: D

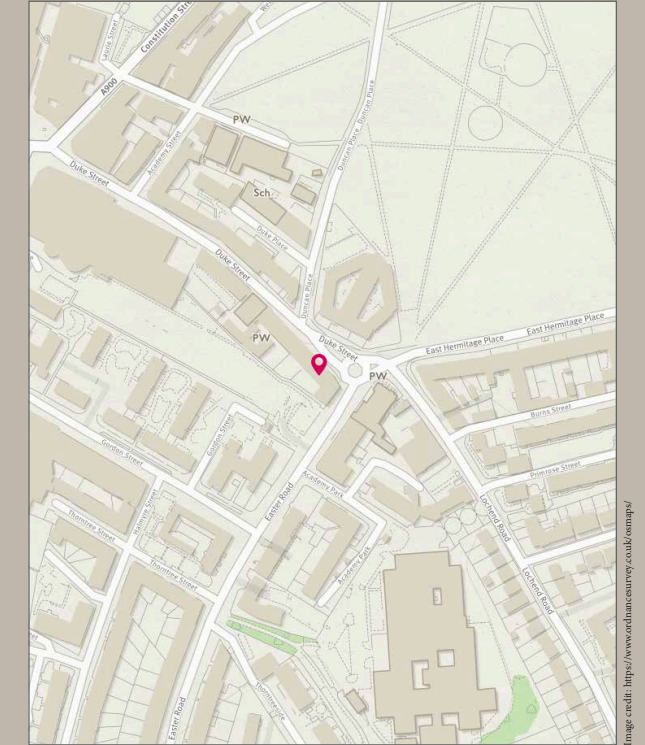


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