

2 Chandler Crescent

LEITH, EDINBURGH, EH6 7AL



*STUNNING 2 BEDROOM MAIN-DOOR FLAT IN
LEITH'S DESIRABLE ROPEWORKS DEVELOPMENT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal are delighted to present this stylish two-bedroom, main-door apartment to the market. Situated just off Leith Links, the property forms part of the desirable "Ropeworks Development," which was built in 2018 by the award-winning Teague Homes. This is an excellent opportunity to acquire a modern property in superb internal order, making for an ideal home or buy-to-let opportunity.

Internally, the property briefly comprises of:

An entrance leading straight into a spacious open-plan living space, with large windows and modern décor. The kitchen is fully fitted with an oven, fridge/freezer, dishwasher and washer dryer, as well as plenty of countertop and floor space for a dining room table. The living area features a beautiful, handmade, fitted storage unit on the back wall and enough area for a large seating unit. There is also generous desk space and two additional storage cupboards.

the kitchen









The two large double bedrooms both feature integrated wardrobes and offer generous floor space. Next to the master bedroom you will find a box room, providing ample opportunity for that much needed working from home setup.

The office space was originally designed as an en-suite and could easily be reconfigured as such. The designs are completed and building warrant applications are ready to go, with Architects confirming a smooth transition through building control. The drawings can be provided upon request. The property also boasts a modern three-piece bathroom suite.

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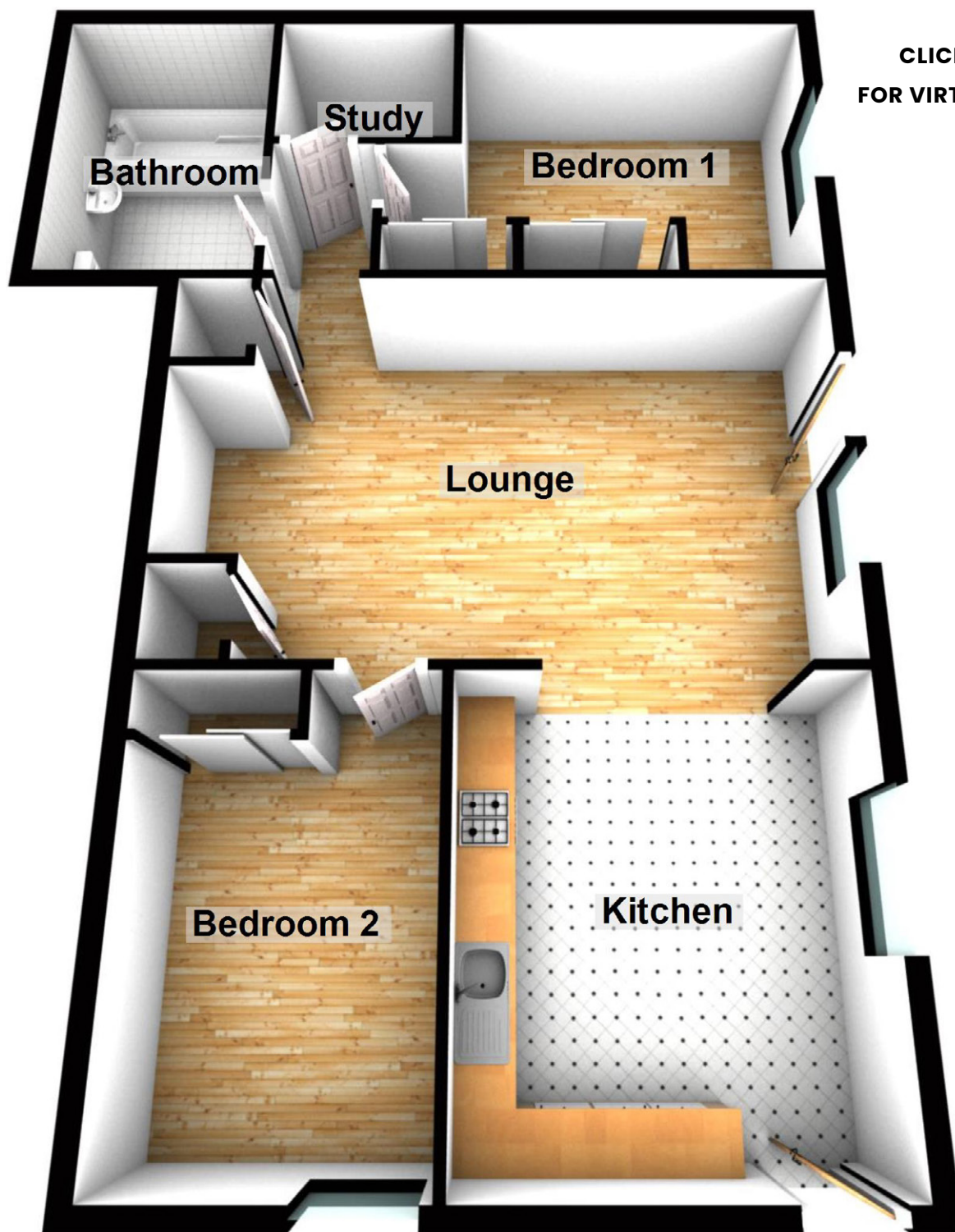
bedroom 1





bedroom 2





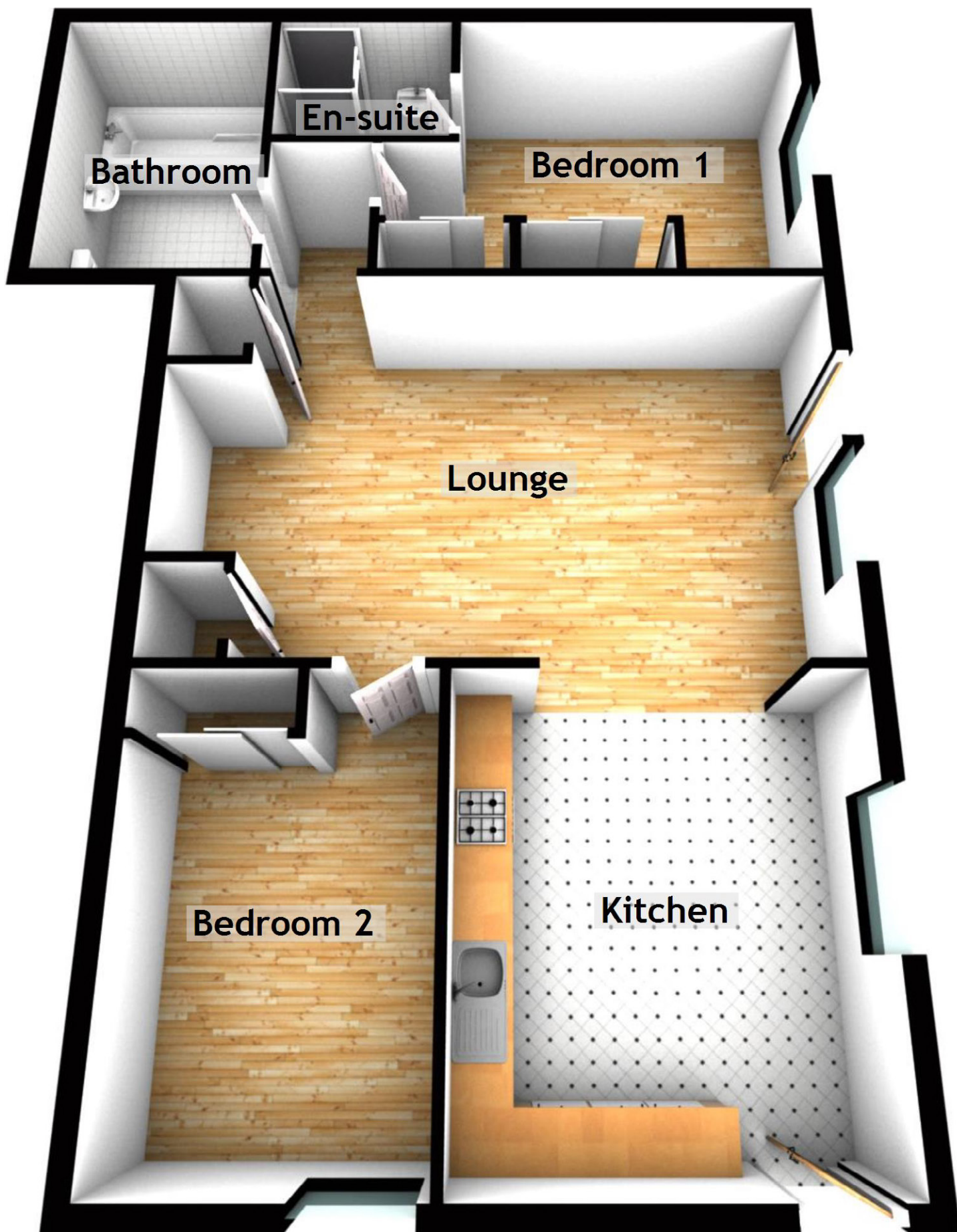
**CLICK ON PLAN
FOR VIRTUAL TOUR**

Approximate Dimensions
(Taken from the widest point)

Lounge	5.52m (18'1") x 3.89m (12'9")
Kitchen	4.10m (13'5") x 3.58m (11'9")
Bedroom 1	4.37m (14'4") x 3.14m (10'3")
Bedroom 2	4.10m (13'5") x 2.65m (8'8")
Study	1.83m (6') x 1.50m (4'11")
Bathroom	2.92m (9'7") x 2.17m (7'1")

Gross internal floor area (m²): 80m²
EPC Rating: B

Extras (Included in the sale): Some items of furniture may be available by separate negotiation



Proposed Floor Plan

In addition to this, the property includes secure sheltered car parking and a private garden. Furniture is also available by negotiation, making this a wonderful opportunity to purchase an apartment in walk-in condition or making an excellent investment property.





communal garden

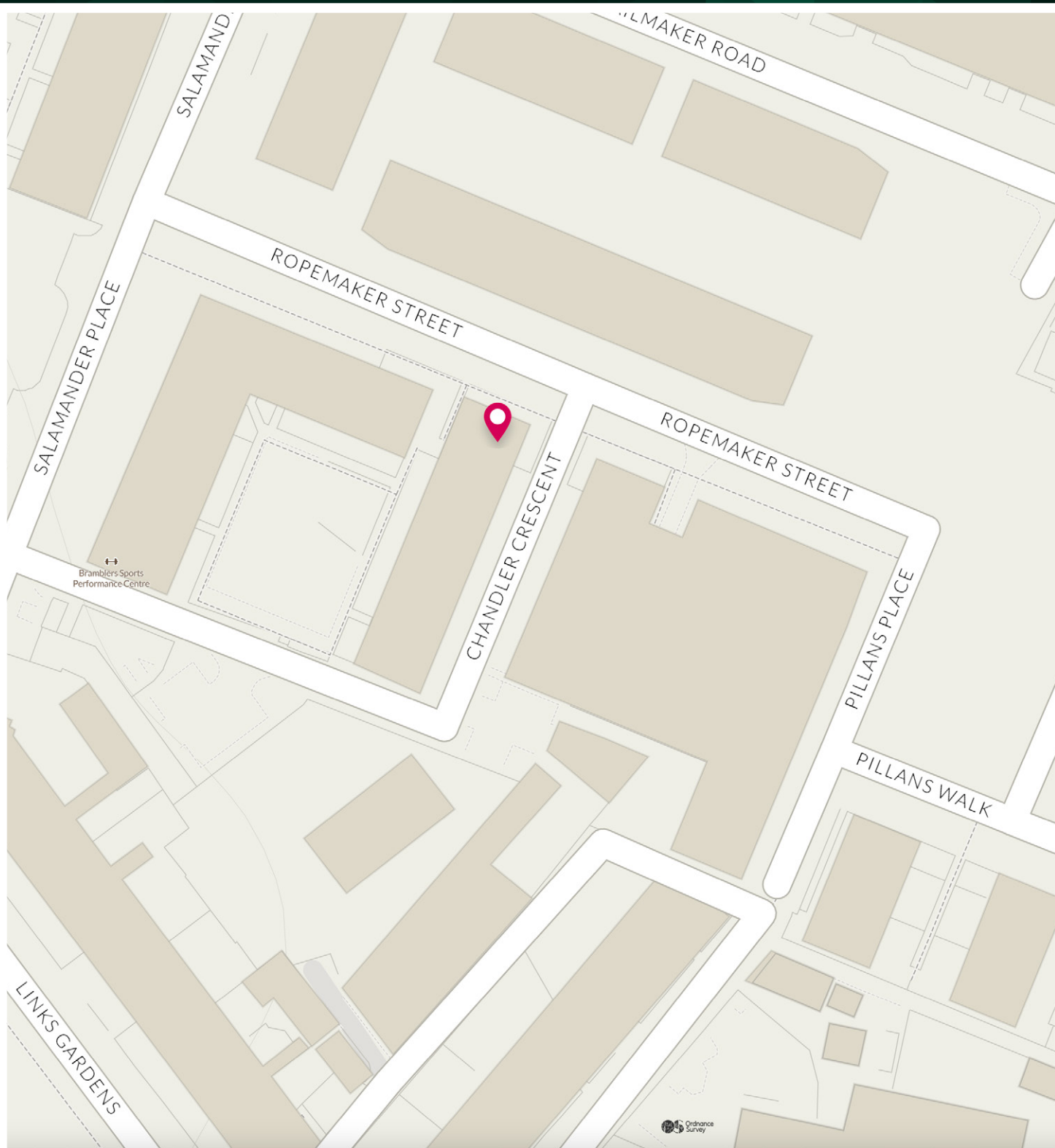




Situated to the northeast of the city, the property is situated in the Leith district close to the leafy residential suburb of Leith Links which enjoys a tranquil, laid-back ambience within walking distance of the city centre. The vast, open space of Leith Links itself is home to a well equipped play park, various football pitches and in the summer months it also hosts the annual Leith Festival Gala. Just minutes' walk from vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of local services and amenities.

Over recent years Leith has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring Shore district boasts two Michelin starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal. Leith Links offers an excellent range of schools from nursery to secondary education and also benefits from exceptional public transport links into the city centre and beyond, offering swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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