

22/1 Poplar Lane

EDINBURGH, EH6 7HD



*BEAUTIFULLY PRESENTED TWO
BEDROOM GROUND FLOOR FLAT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this two-bedroom flat in Leith. The property is in true walk-in condition and provides an excellent home or prosperous investment. The flat is centrally located and currently provides excellent links into the city, and these will only increase by being a two-minute walk to the soon-to-be live Shore tram stop.

The flat is located on the ground floor, providing easy access to all. Walking through the front door, the bright spacious hall benefits from ample space for storing your coat and shoes before entering your home. To your right up the corridor, you will find both double bedrooms. Both boast floods of light through the large windows and built-in storage. Across the hall is the modern, three-piece bathroom suite. The kitchen is located internally, next to the living room. Other flats have created an open plan kitchen/living room if this is a preferred layout. Change is not needed in the kitchen as it is fitted with modern units and have a generous amount of countertop space for the keen chef to cook up a storm. Lastly, you will come across the spacious living room, with light coming in abundance from the large window and space for a dining room table, perfect for entertaining guests.







The Kitchen





Bedroom 1

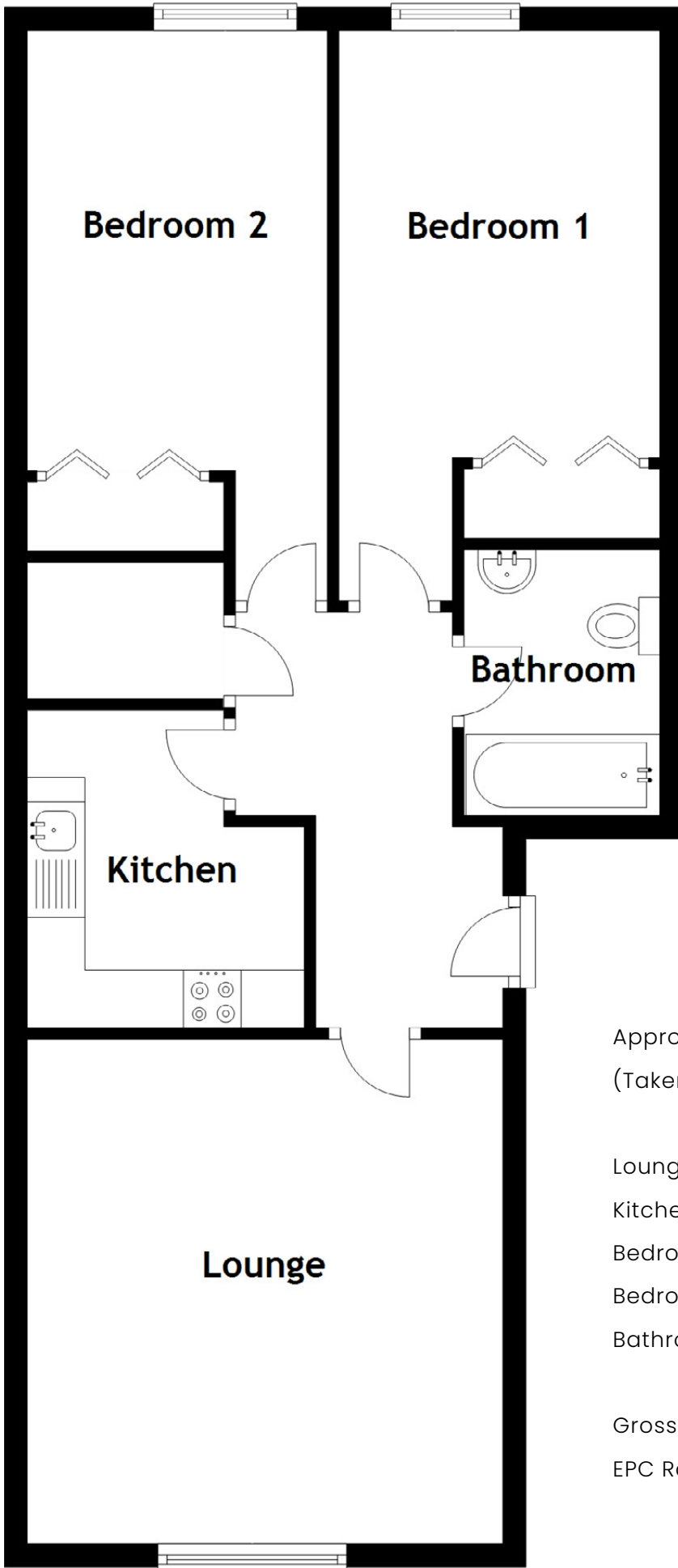




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	4.37m (14'4") x 4.12m (13'6")
Kitchen	3.10m (10'2") x 2.75m (9')
Bedroom 1	4.94m (16'2") x 2.78m (9'1")
Bedroom 2	4.94m (16'2") x 2.60m (8'6")
Bathroom	2.30m (7'7") x 1.80m (5'11")

Gross internal floor area (m²): 65m²

EPC Rating: C



In addition to this, the property includes residents parking spaces and a large communal garden. This is a rare opportunity to acquire a central flat in a fantastic location.

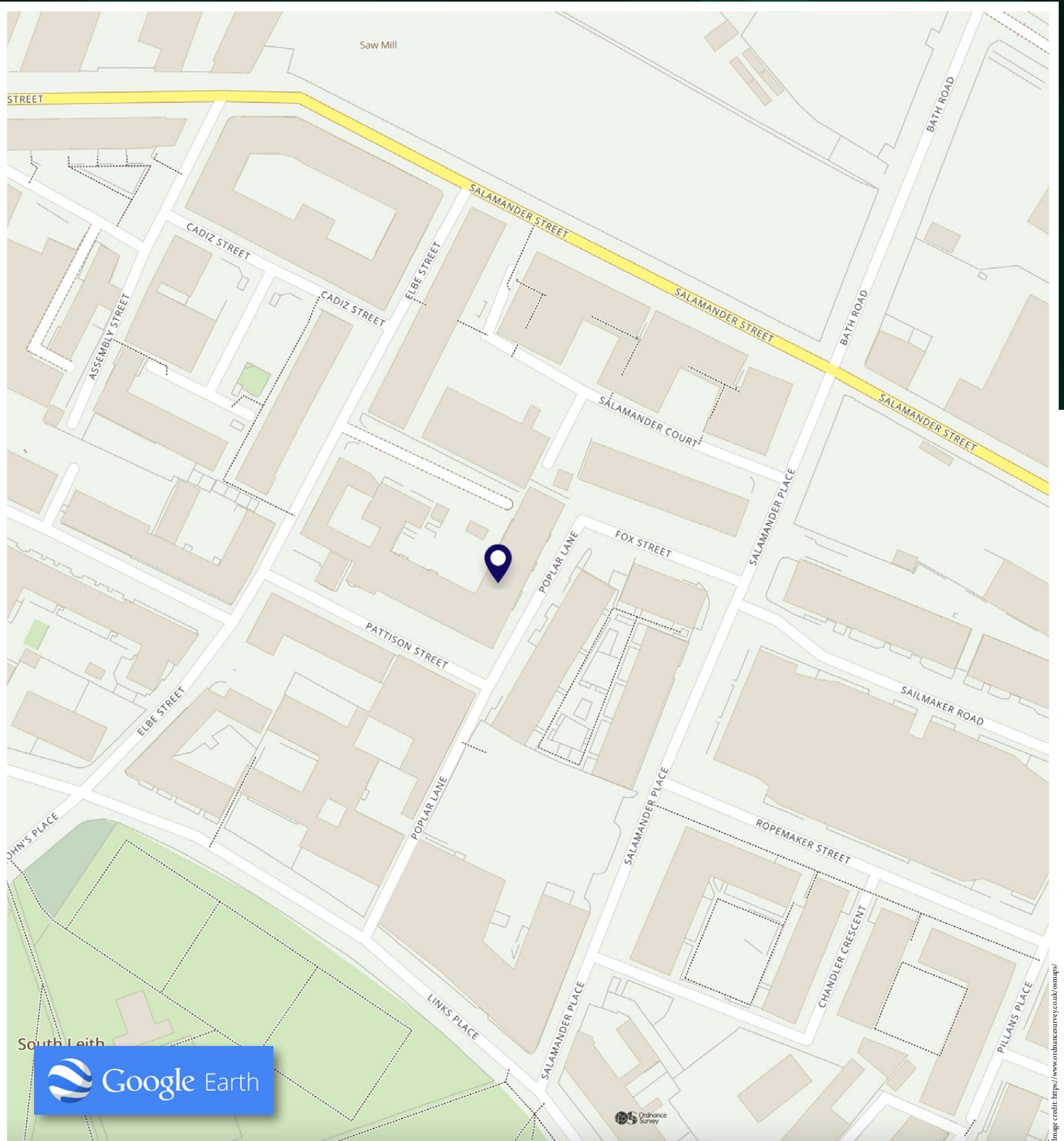




Many would consider Edinburgh's Leith area to be one of the city's best-served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal where further 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. 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.

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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
ANDREW DARCY
Surveyor



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.