

# 12/3 St. Clair Road

EDINBURGH, EH6 8JJ



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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McEwan Fraser Legal is delighted to present this modern two-bedroom first-floor flat in Edinburgh's sought-after area Easter Road within Leith. Well maintained and modernised by the current owner.

Inside, the property comprises of a spacious living area with various possibilities for furniture arrangements. The lounge/dining room has a beautiful bay window adding a real feature to the room. The fully equipped kitchen is modern and comes with a free-standing washing, integrated fan oven, four-ring gas hob and built-in fridge freezer. The property has two spacious double bedrooms of which the master bedroom is fitted with an en suite shower room and built-in wardrobe. Bedroom two is a generous double bedroom with ample space for free-standing storage options. The flat has two bathrooms. One main family bathroom with three piece white suite and a shower over the bath. In addition, there is the en-suite modern shower room which has been upgraded by the current owner.

In addition to this the property benefits from residents parking as well as on-street free parking. The flat is fully double-glazed and benefits from gas central heating making for a warm and cost-effective home, year-round.

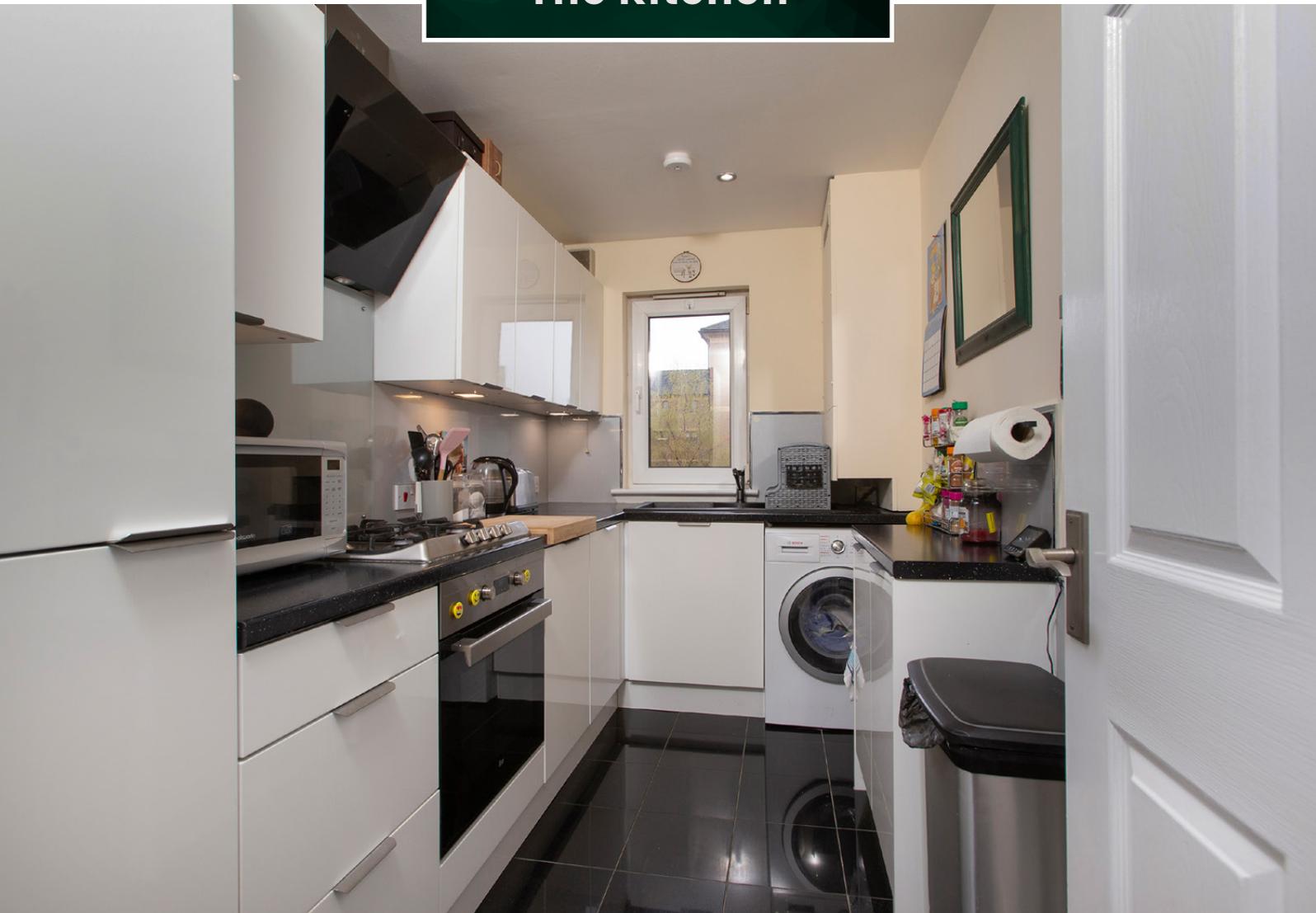
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## The Kitchen





**Bedroom 1**



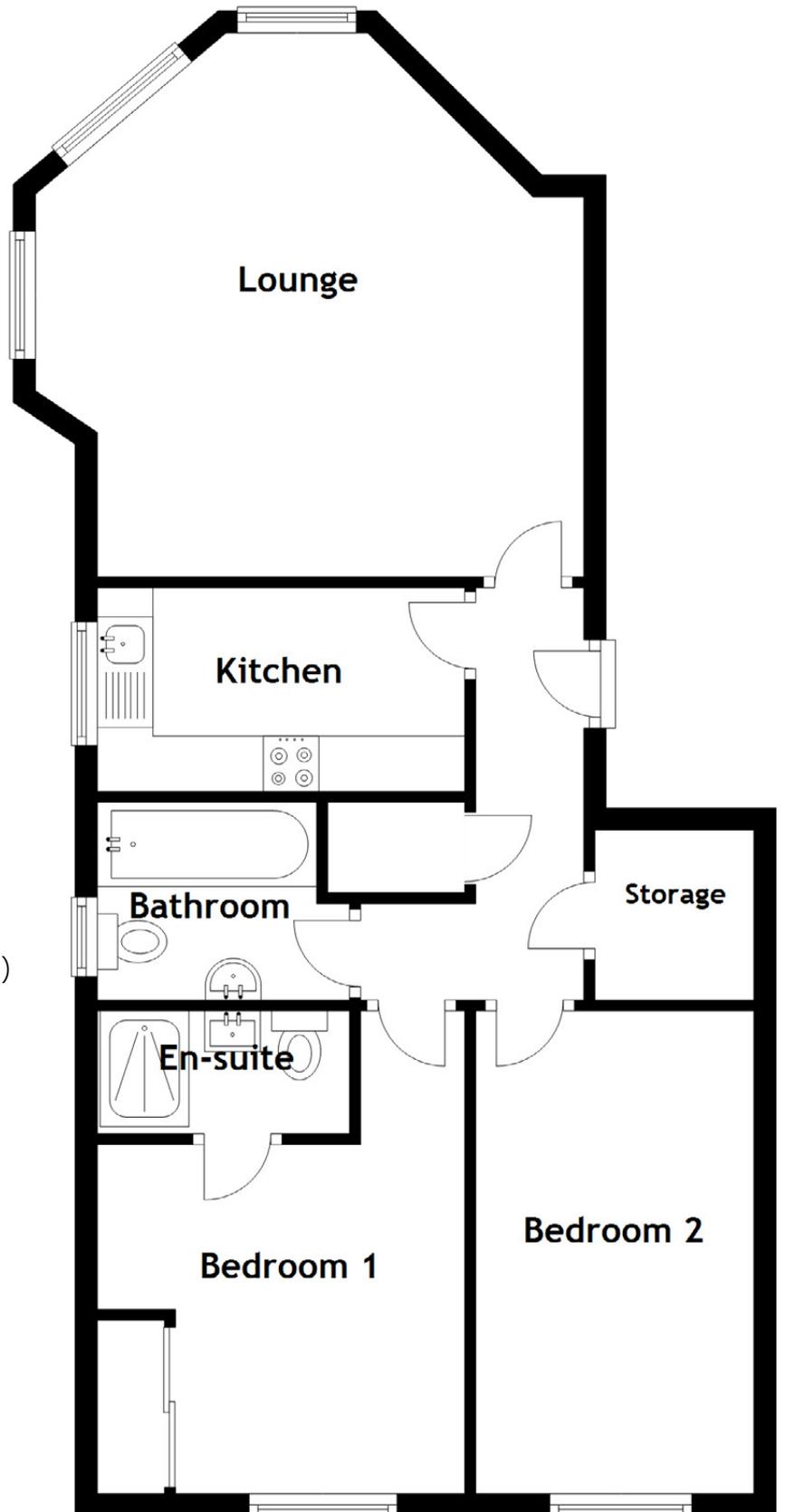




**Bedroom 2**







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.37m (14'4") x 4.19m (13'9")
Kitchen	3.30m (10'10") x 1.84m (6'1")
Bedroom 1	3.30m (10'10") x 3.16m (10'4")
En-suite	2.27m (7'5") x 1.11m (3'8")
Bedroom 2	4.37m (14'4") x 2.50m (8'2")
Bathroom	2.27m (7'5") x 1.79m (5'10")

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

EPC Rating: TBC



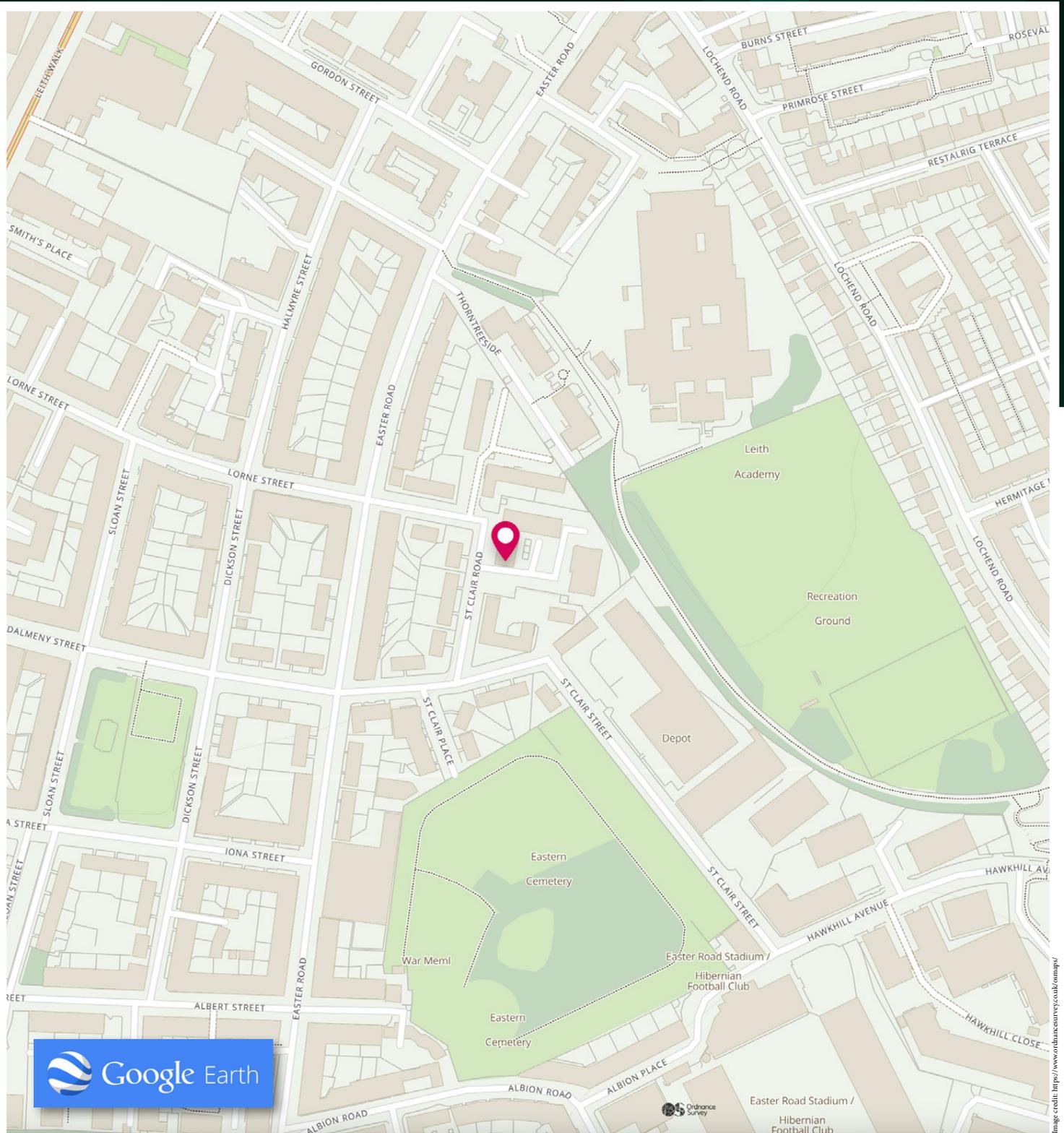
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Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists.

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.

From here, it is also a simple matter of a short walk into the City Centre, with the option of using one of the many and frequent bus services that use this route. The Edinburgh tram service is also being extended along Leith Walk giving a direct connection to Edinburgh Airport. 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 Bypass.

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# McEwan Fraser Legal

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