

# Flat 7, 21 Stanwell Street

LEITH, EDINBURGH, EH6 5NG



*SUPERB MODERN  
TWO BEDROOM APARTMENT*



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McEwan Fraser is delighted to present this superb modern apartment to the market. Stanwell Street is a quiet modern development in the heart of Leith and has direct access to Pilrig Park.

Internally, the property is presented in excellent condition and enjoys excellent proportions with a large living room, two generous bedrooms, and a separate kitchen.

The accommodation is focused on a spacious living room with a Juliet balcony and excellent levels of natural light. The proportions on offer can accommodate a variety of different furniture arrangements giving huge flexibility for a new owner to create their ideal entertaining space. The adjacent kitchen has a full range of base and wall-mounted units that provide excellent prep and storage space. There is an integrated 5-ring gas hob, an electric oven, and an integrated washing machine.





Bedroom one is a spacious double bedroom with ample floor space for a full suite of free-standing bedroom furniture.

Bedroom two is a further double which makes a perfect home office/ guest bedroom and is illustrated with a desk and a double sofa bed. The internal accommodation is completed by the bathroom which is partially tiled and boasts a three-piece white suite and a separate shower cubicle.

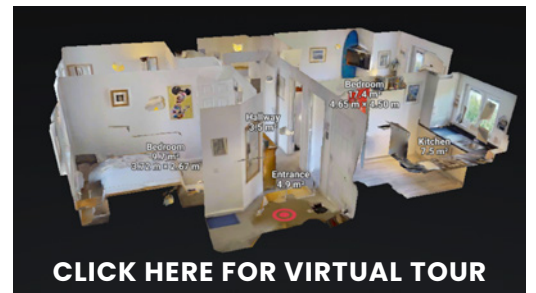
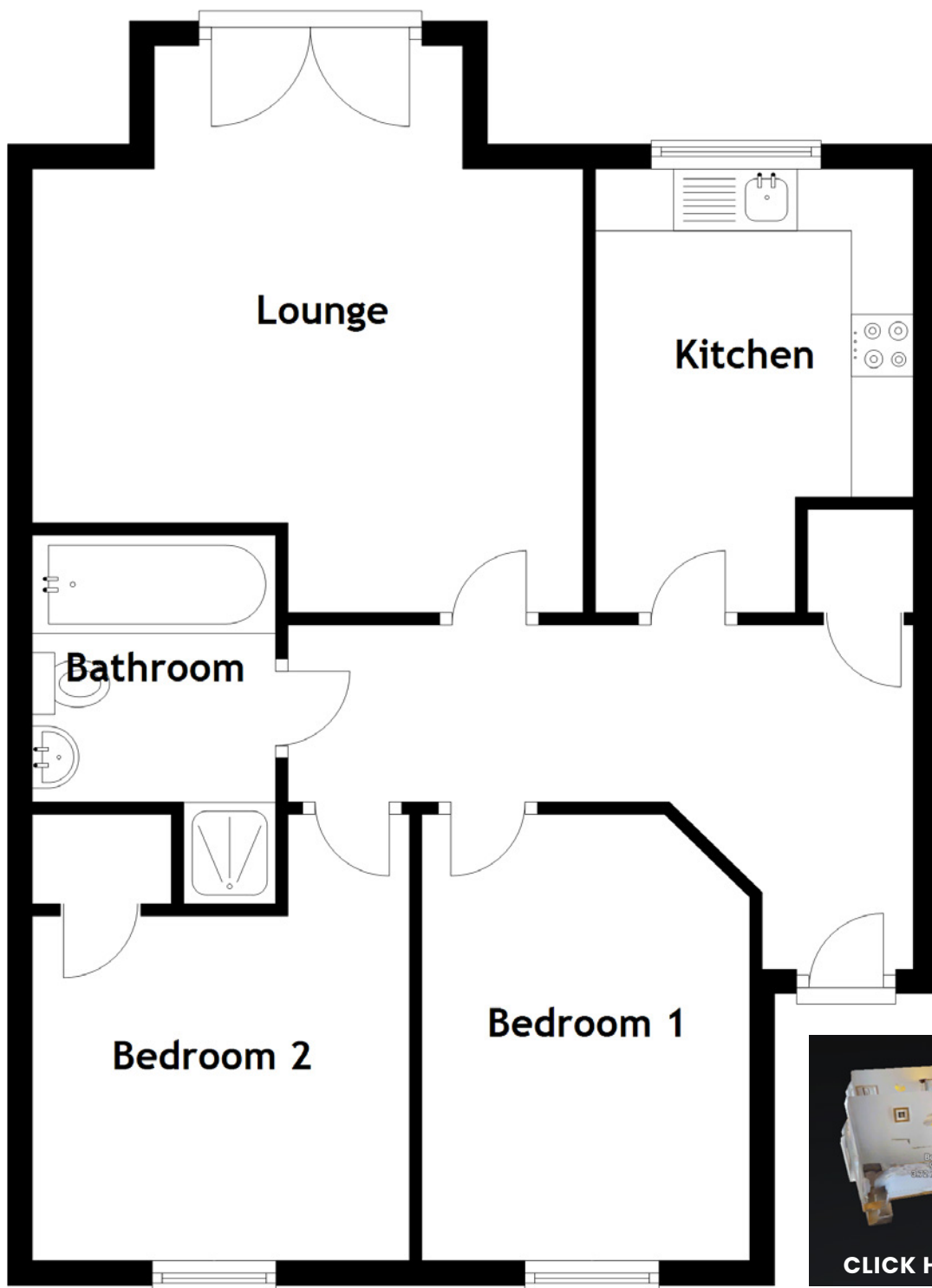




**Bedroom 2**







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### Approximate Dimensions

(Taken from the widest point)

Lounge	4.58m (15') x 4.45m (14'7")	Bathroom	2.98m (9'9") x 1.97m (6'5")
Kitchen	3.59m (11'9") x 2.57m (8'5")		
Bedroom 1	3.61m (11'10") x 2.65m (8'8")	Gross internal floor area (m <sup>2</sup> ): 62m <sup>2</sup>	
Bedroom 2	3.05m (10') x 2.79m (9'2")	EPC Rating: B	





Further benefits include gas central heating, double glazing, a secure entry system, and communal grounds.





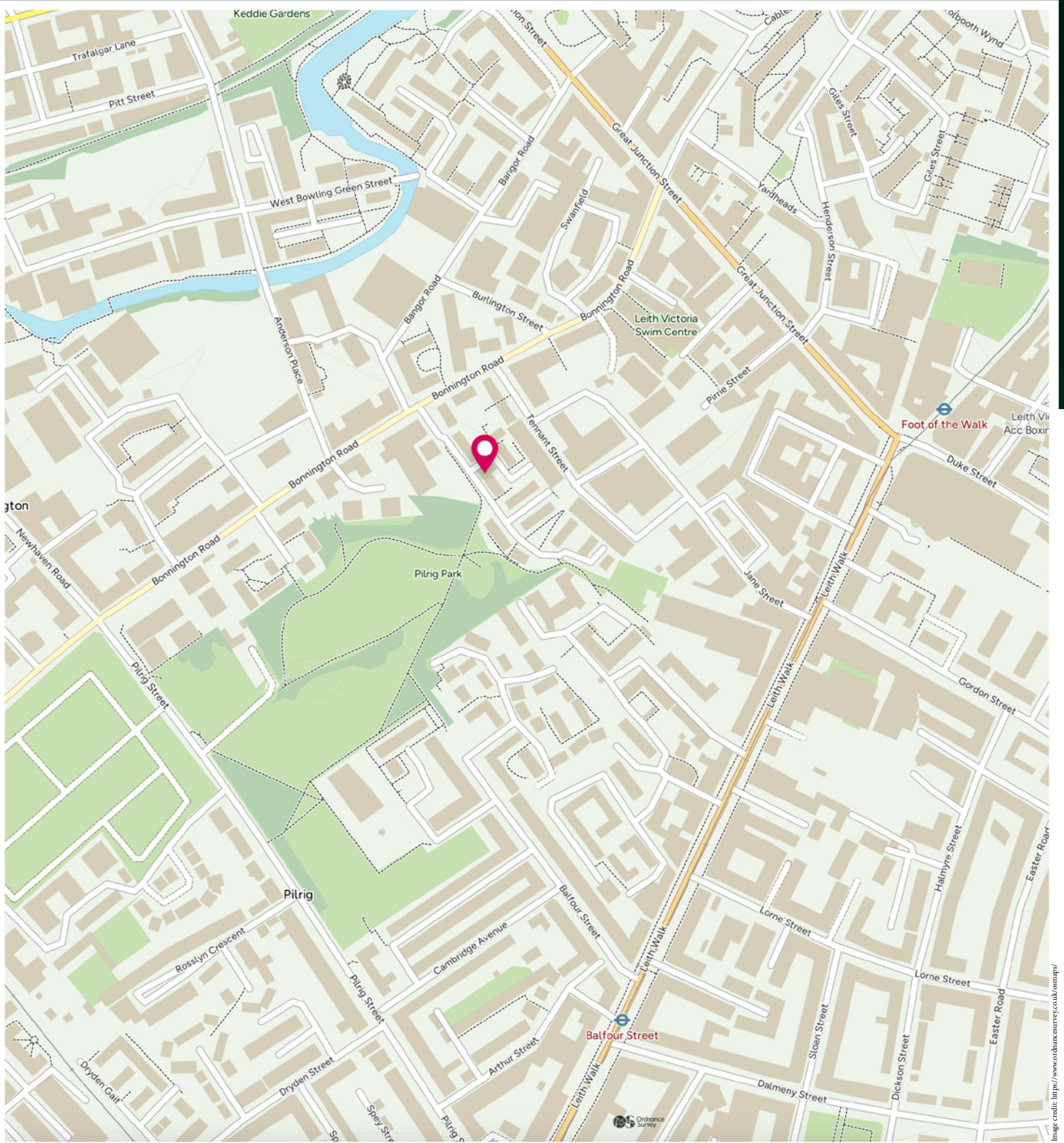
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Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and 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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# McEwan Fraser Legal

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