

Flat 12, 4 Ropemaker St

LEITH, EDINBURGH, EH6 7AN



Beautifully presented one-bedroom third-floor flat in one of the city's best served suburban shopping centres



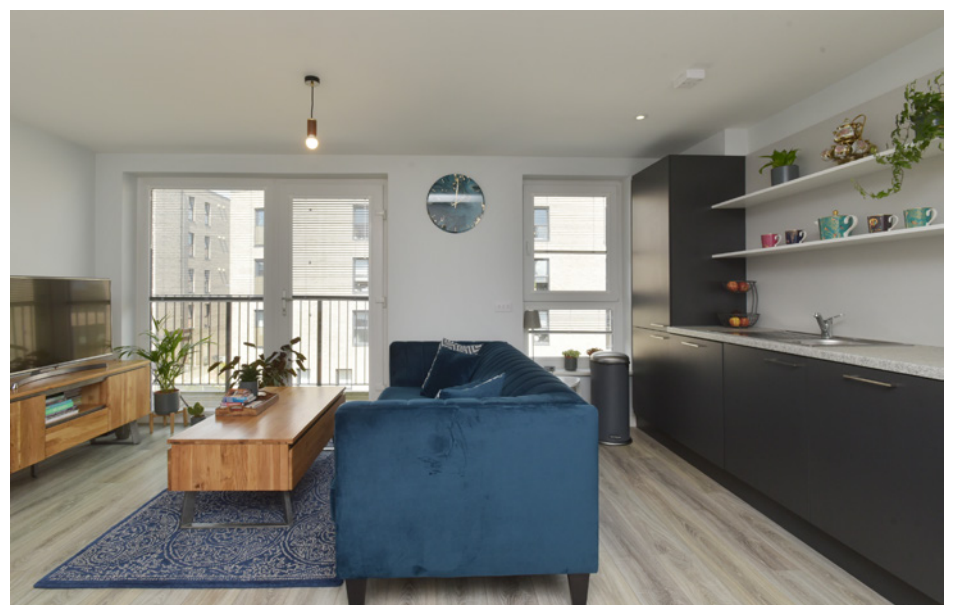
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McEwan Fraser Legal is delighted to present this beautifully presented one-bedroom third-floor flat.

THE KITCHEN /LIVING ROOM



The accommodation comprises a welcoming entrance hallway, storage cupboard and a bright open plan lounge/kitchen with contemporary kitchen units, generous dining space and a south-facing balcony, a generously proportioned bedroom with built-in wardrobes and the flat is completed by a stylish main bathroom with shower over bath.



THE BATHROOM



THE BEDROOM



THE HALL

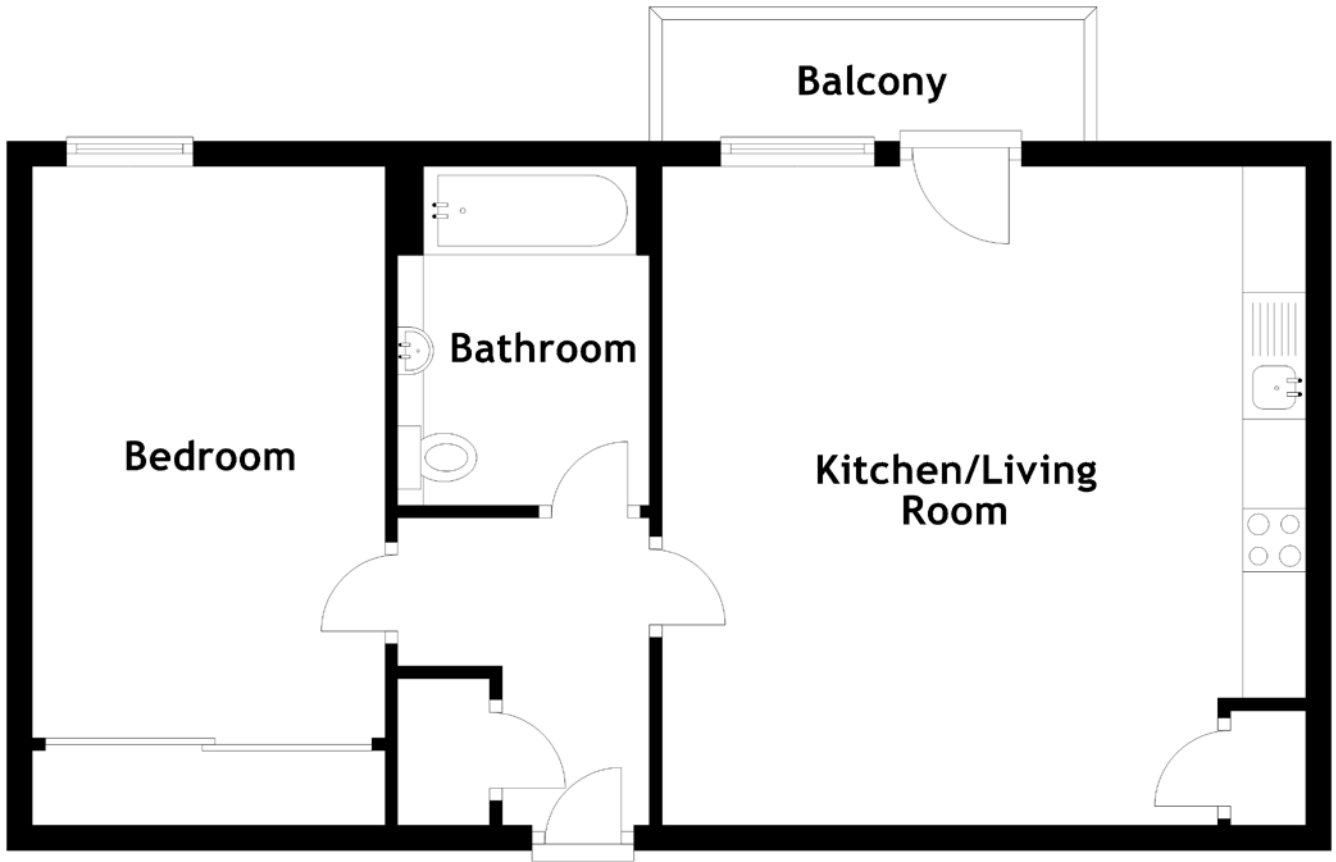


The property further benefits from a modern, manicured development, secure underground parking, secure bike storage, excellent public transport links and a secure entry system.

EXTERNALS



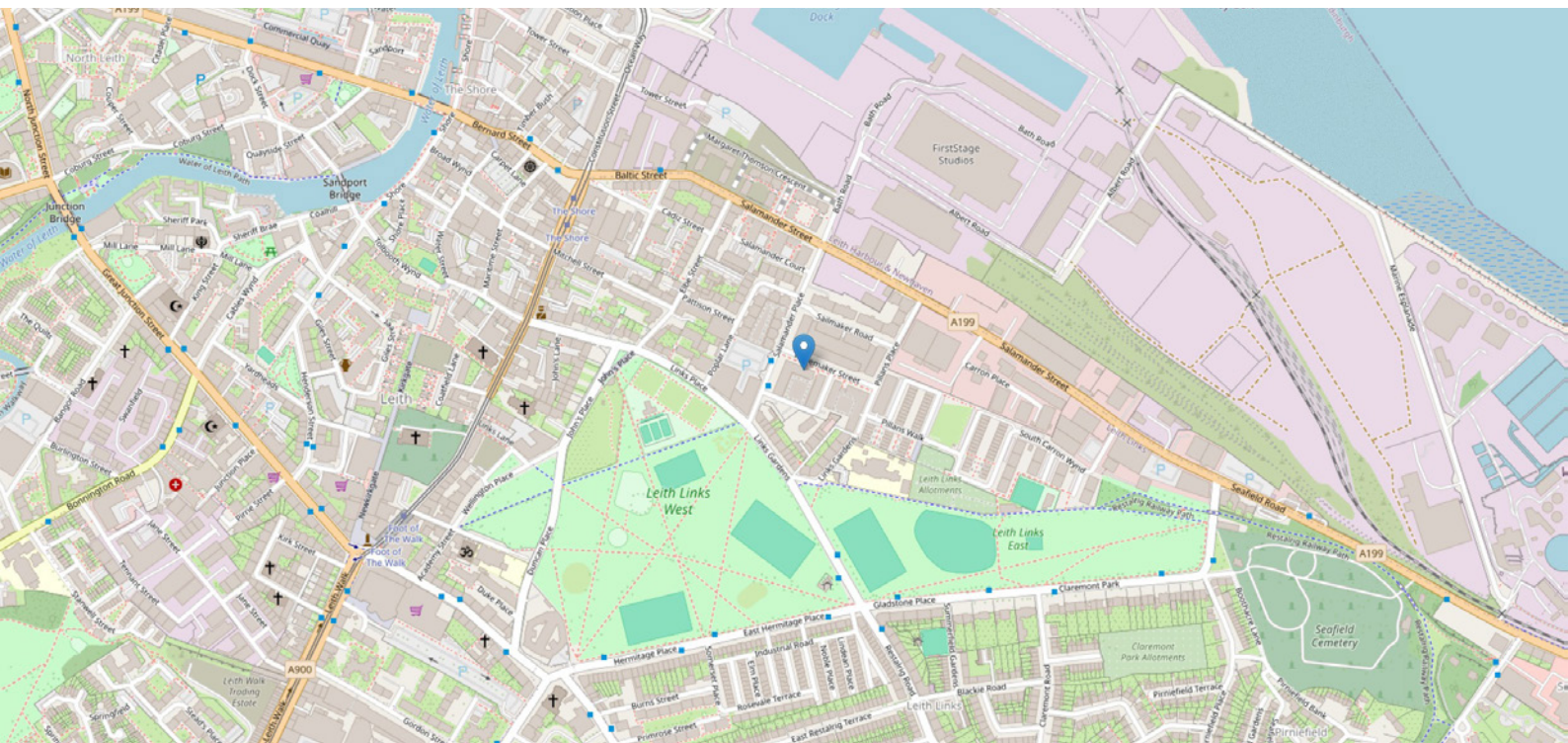
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room	5.21m (17'1") x 5.09m (16'8")
Bathroom	2.68m (8'10") x 1.99m (6'6")
Bedroom	4.52m (14'10") x 2.79m (9'2")

Gross internal floor area (m²): 53m²
EPC Rating: B



THE 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. 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. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

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. 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.




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THE SUNDAY TIMES
 THE TIMES



Text and description
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