

3/6 St. Clair Avenue

LEITH, EDINBURGH, EH6 8JS



Immaculate, two-bedroom, second/ top-floor flat by Easter Road that is finished to high standards



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McEwan Fraser Legal is delighted to present this immaculate, two-bedroom, second/ top-floor flat by Easter Road that is finished to high standards, offering modern neutral interiors and spacious accommodation. The flat has a stylish contemporary kitchen, a large living/dining room with a south-facing aspect, and a modern bathroom with an overhead shower. It also has access to a communal garden and unrestricted parking.

THE LIVING ROOM



The property comprises:

- Refurbished second/top-floor flat
- Completed to high standards
- In a true move-in condition
- Secure telephone entry system
- Inviting entrance hall with storage
- South-facing living/dining room
- Stylish contemporary kitchen

THE KITCHEN





- Two spacious double bedrooms
- Modern three-piece bathroom
- Lawned communal garden
- Unrestricted on-street parking
- Gas central heating & double glazing
- Excellent location by Easter Road
- Near thriving amenities & Leith Links
- Spacious with modern neutral interiors

THE BATHROOM



BEDROOM 1



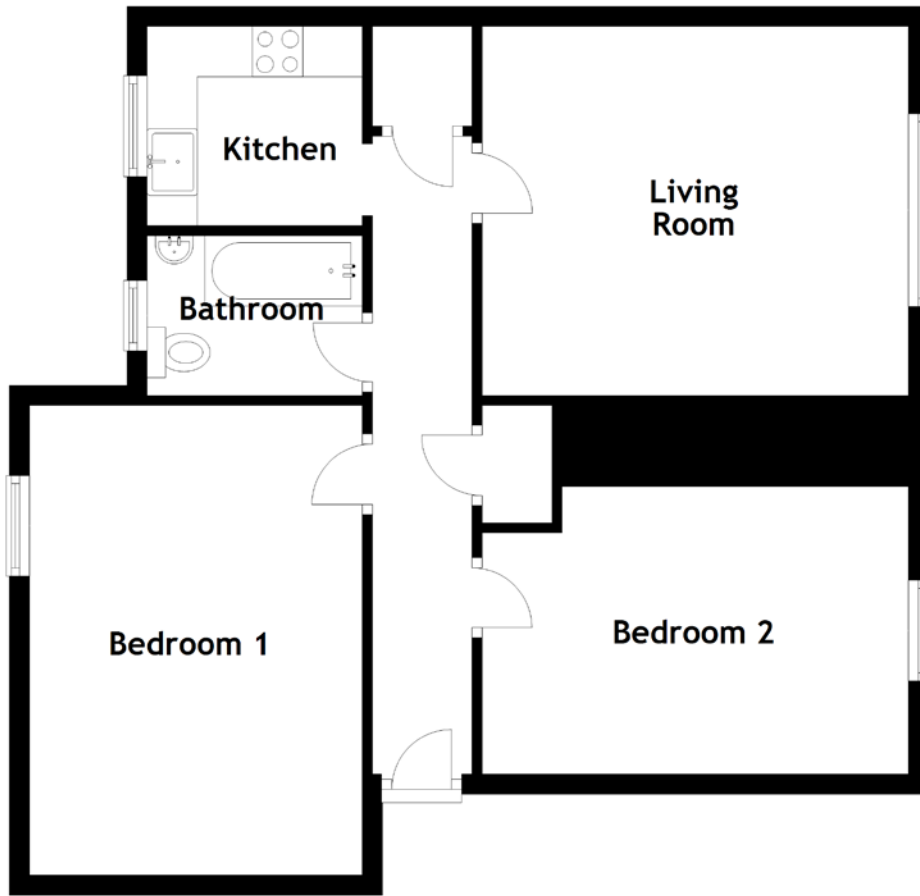
BEDROOM 2



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



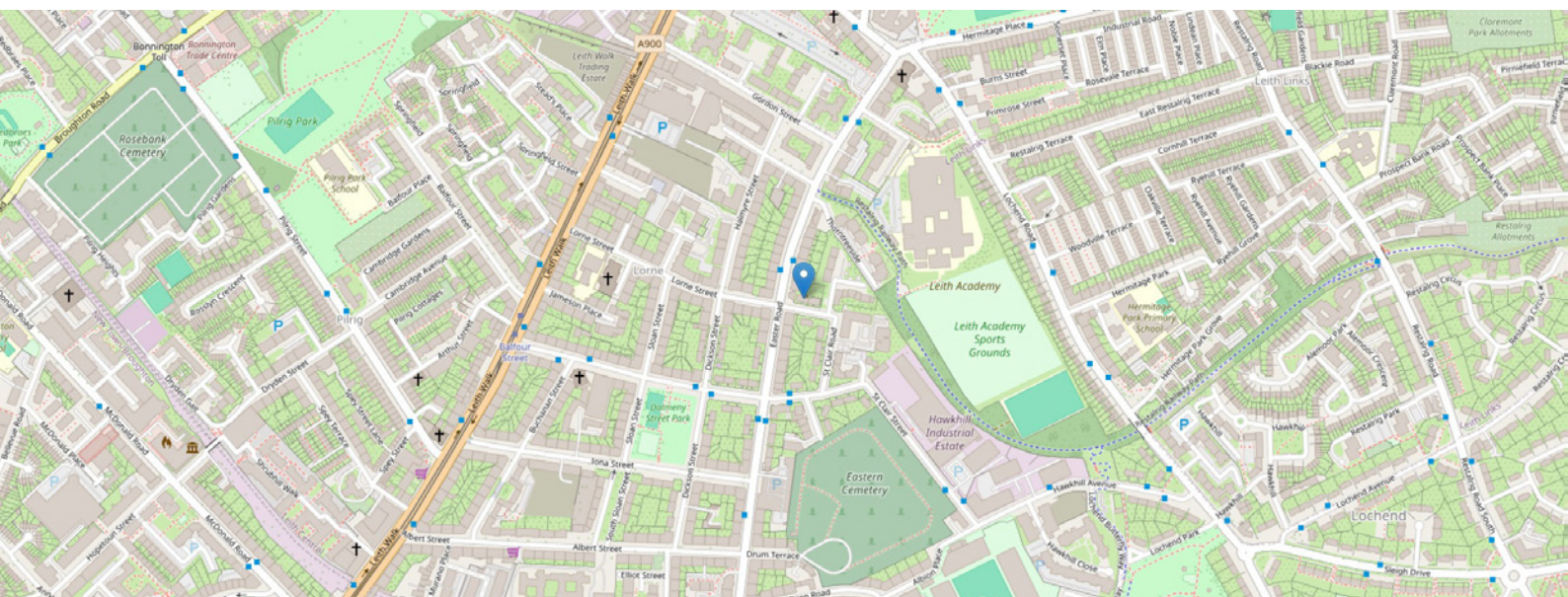
Approximate Dimensions (Taken from the widest point)

Living Room	4.24m (13'11") x 3.66m (12')
Kitchen	2.14m (7') x 1.98m (6'6")
Bathroom	2.07m (6'9") x 1.59m (5'3")

Bedroom 1	4.67m (15'4") x 3.31m (10'10")
Bedroom 2	4.24m (13'11") x 2.86m (9'5")

Gross internal floor area (m²): 64m²
EPC Rating: C

Please note: A building warrant has been obtained and is available if any buyer wishes to convert the kitchen to an open-plan kitchen/living space. This is valid until 26 June 2026.



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, or the recently completed tram service. 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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