



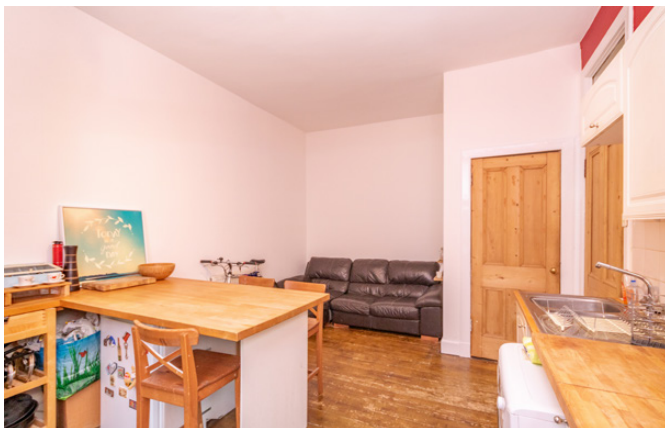

McEwan Fraser Legal

Solicitors & Estate Agents

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58/2 Great Junction Street

EDINBURGH, EH6 5LD



58/2 GREAT JUNCTION STREET *Edinburgh, EH6 5LD*

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.

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 Bypass.

An excellent opportunity has arisen to acquire this highly desirable two bedroom first-floor flat, making

for an ideal first-time buyer or buy-to-let opportunity and located within the popular Leith area of Edinburgh. There are many bus services reaching out to different areas of the city making this property the ideal central base. Viewing of this property is highly recommended.

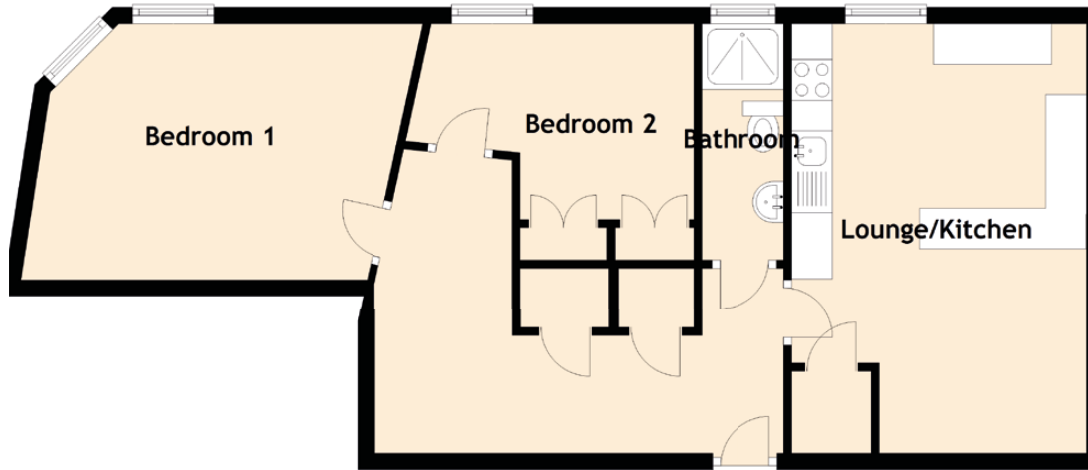
Internally this accommodation is in excellent decorative order, briefly consisting of an entrance hallway, which has excellent storage space and a spacious shower room which is a three piece with heated towel rail and extractor fan, you will also find a bright and spacious lounge/kitchen you will enter into the very spacious kitchen/dining area/lounge via the hallway and the kitchen comes fitted with a large kitchen and island which provides an excellent dining area. The Lounge area is spacious and has plenty of space for various furniture arrangements.

This property also benefits from a secure door entry system, gas central heating, full double glazing.

It is worth noting that there is a public house under the same roof as this property and should you be borrowing from a bank it is worth querying their lending ability. Should you need advice on what banks will lend on this specialised criteria please contact our head office on 0131 524 9797 for advice.

SPECIFICATIONS

Floor plan & Dimensions

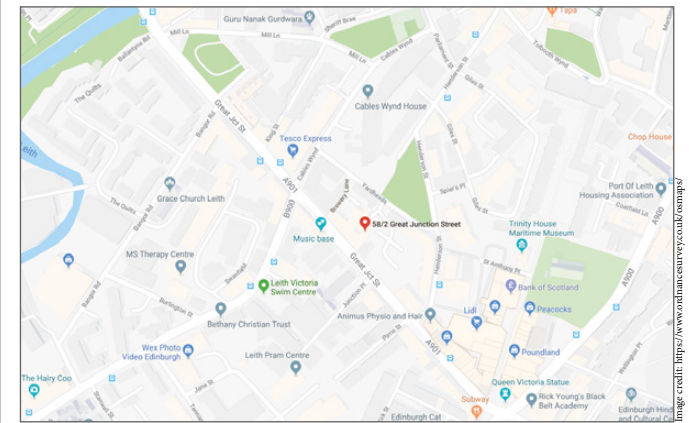


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.26m (17'3") x 3.61m (11'10")
Bedroom 1	4.58m (15') x 3.95m (12'11")
Bedroom 2	3.22m (10'7") x 2.96m (9'8")
Bathroom	2.90m (9'6") x 1.01m (3'4")

Gross internal floor area (m²): 68m²

EPC Rating: D



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Surveyor



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Photographer



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Designer