




McEwan Fraser Legal
Solicitors & Estate Agents
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67/1 Giles Street

EDINBURGH, EH6 6DD

Leith

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This property is located in the heart of Leith and is just a short walk from The Shore, a vibrant cosmopolitan district set around the mouth of the Water of Leith, which is only a short distance from the city centre.

The property is situated less than two miles from Princes Street and served by several excellent, frequently running bus services to both the city centre and the airport.

Leith has been radically transformed into a gentrified community of quality apartments and converted warehouses such as the one on offer, making it an extremely desirable place to live.

There is an extensive choice of quality eateries, including Michelin-starred restaurants, numerous cafes and several wine bars and the area is well served by major and local supermarkets.

There is an extensive shopping centre at Ocean Terminal, with a multiplex cinema, Pure Gym and high street stores including Debenhams and Marks and Spencers Food Hall, and the boutique retail outlets at Commercial Quay are also close by. Fantastic nursery and Primary schools are within easy walking distance, as is the Leith Victoria swimming pool and fitness centre.



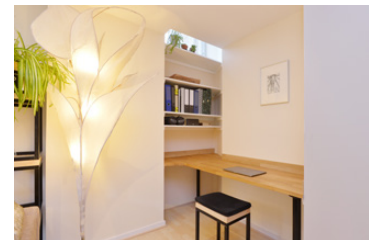
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LEITH, EDINBURGH, EH6 6DD

McEwan Fraser Legal is delighted to present this superb two bedroom duplex apartment to the market. Located a stones throw from The Shore and well served with excellent transport links and some fantastic local amenities, the property occupies a prime position in a much sought after area.

Formerly Yardheads School, this C-listed development was originally built in 1876 in an 18th-century French style by renowned Scottish architect James Simpson. Now solely residential, the property benefits from gas central heating with a combi boiler, tall sash and case windows, and a secure video entry system. There is a secure car park with electronically controlled gates; each apartment is allocated a numbered parking space and there are visitors' spaces. The building is set within shared grounds with bin stores and a roofed bicycle shed. This is an excellent property which will appeal to a variety of purchasers and viewing is highly recommended.

You enter the apartment to find a wide hallway which has plenty of storage space, both integrated and under the stairs. The hallway gives access to the stylish, partially tiled, main bathroom which is immediately to your left and the main lounge to your front. The lounge, with its attached kitchen dining area, is a fantastic entertaining space. There is ample space for a variety of different furniture configurations to suit individual taste. Around the corner, the fitted kitchen includes a good range of base and wall mount units with plenty of prep and storage space. Gas five ring hob, electric oven, fridge, freezer and washing machine are integrated. Climbing the stairs, there are two bedrooms. The spacious master has plenty of floor space for a full range of furniture and further benefits from access to an attached en-suite shower room. The second mezzanine bedroom/study overlooks the kitchen dining area.







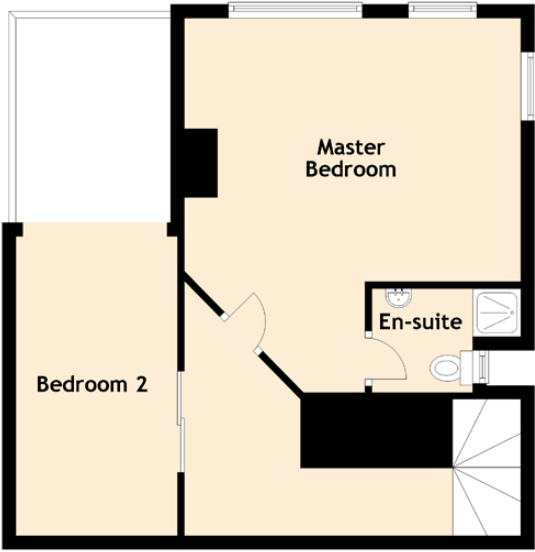
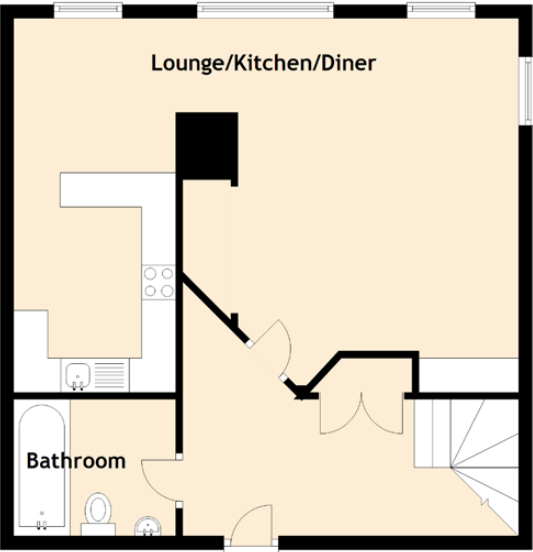






Specifications & Details

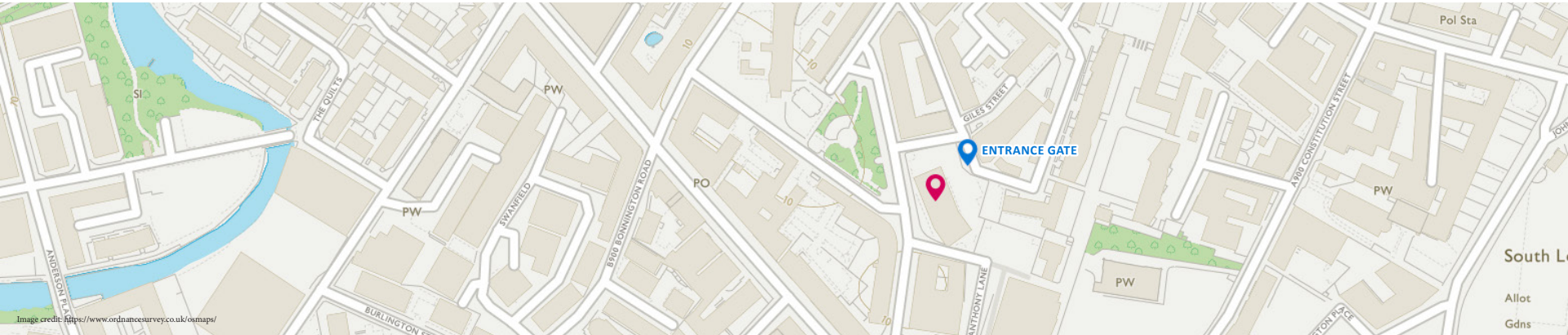
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen/Diner	7.38m (24'3") x 5.45m (17'11")
Master Bedroom	5.99m (19'8") x 4.92m (16'2")
En-suite	2.18m (7'2") x 1.52m (5')
Bedroom 2	4.36m (14'4") x 2.36m (7'9")
Bathroom	2.37m (7'9") x 1.99m (6'6")

Gross internal floor area (m²): 97m² | EPC Rating: C





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Part
Exchange
Available

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