



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**31/1 Halmyre Street**

LEITH, EDINBURGH, EH6 8QE



# 31/1 Halmyre Street

LEITH

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





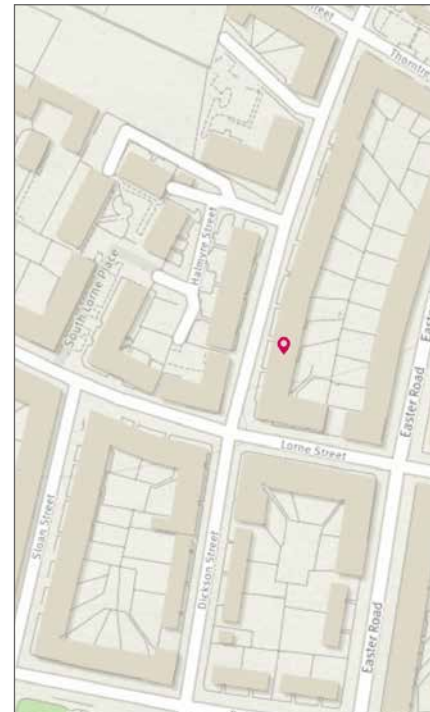
An excellent opportunity has arisen to acquire this highly desirable immaculately presented one-bedroom ground-floor flat, making for an ideal first-time-buyer or buy-to-let opportunity while being well located within the extremely popular Leith area of Edinburgh. Early viewing of this property is highly recommended due to the appeal to a varied range of buyers.

Internally, the accommodation is in exceptionally great decorative order having been fully renovated to a high standard in the last few years. Consisting of an entrance hallway with access to all rooms there is a generously spaced and bright open lounge/kitchen to the right. There is ample space for furnishings which benefits from two spacious storage cupboards and an additional cupboard which houses the combi boiler. The stylish kitchen includes an integrated modern oven/electric hob as well as a contemporary extractor hood.

There is also a bright double bedroom that is well proportioned and has plenty of space for furniture arrangements. The modernised three-piece, tiled shower-room benefits from a shower over bath and a chrome heated towel rail.

This property also benefits from secure door entry system, gas central heating, full double glazing, a communal garden, accessed via the stairway, as well as more than adequate unrestricted on-street parking to accommodate for residents and visitors alike.

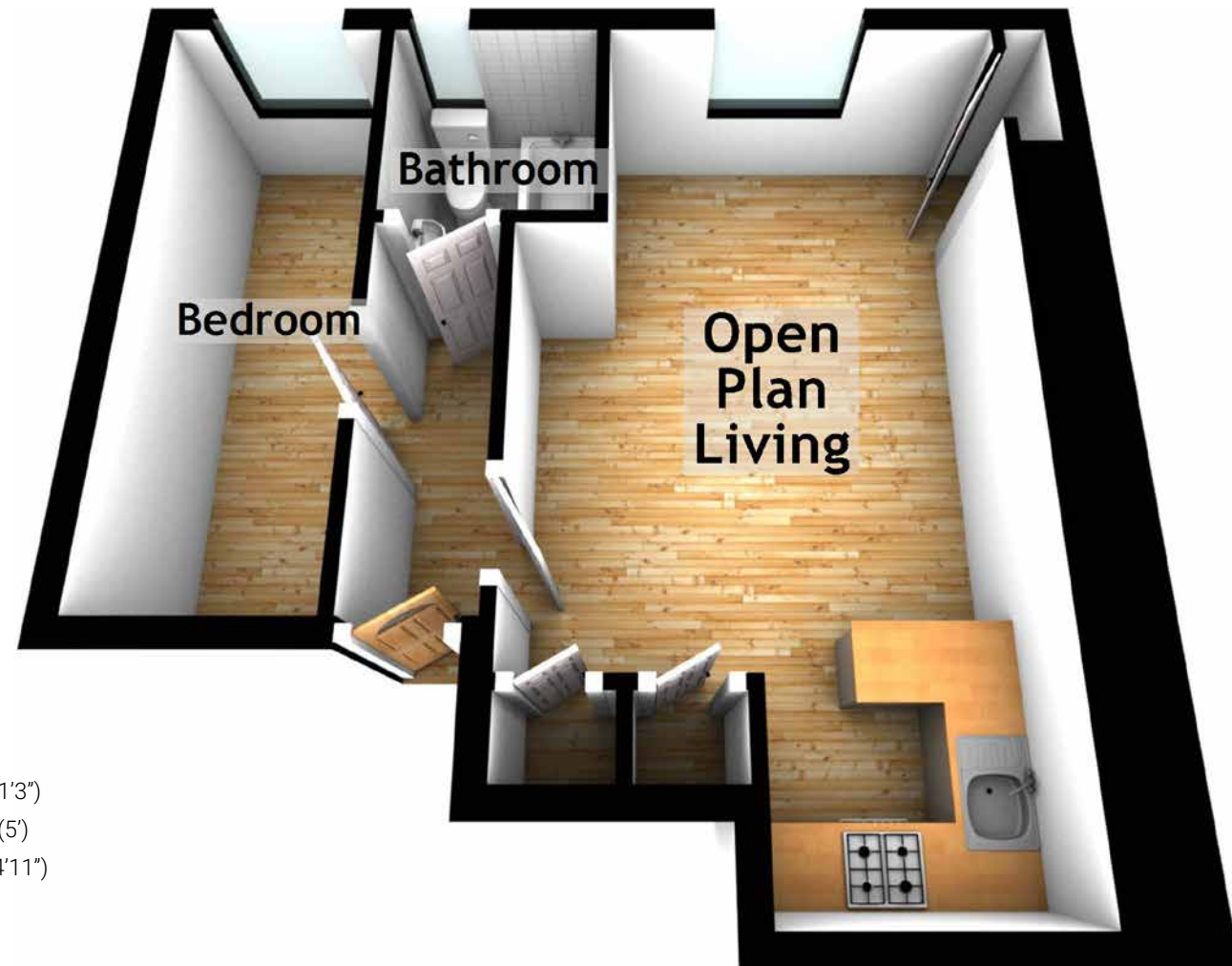




Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	6.09m (20') x 3.43m (11'3")
Bedroom	4.38m (14'4") x 1.53m (5')
Bathroom	1.56m (5'1") x 1.49m (4'11")

Gross internal floor area (m<sup>2</sup>): 36m<sup>2</sup>  
EPC Rating: C







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THE SUNDAY TIMES  
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