



*Spacious Modernised Two Bedroom,
Second-Floor Flat In Leith*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this south-west facing, sunny and bright, two-bedroom, second-floor flat in Leith. The property has been neutrally decorated and is in walk-in condition.

THE LOUNGE/DINER



Inside, the property comprises of:

- Spacious lounge/diner that offers various furniture possibilities and is bright and modern.
- Fully equipped kitchen which has a range of freestanding appliances. with electric fan oven, hob, washer dryer, fridge freezer and also benefits from a breakfast bar.

THE KITCHEN





- Hallway with walk-in cupboard with hanging rail/shelving as well as a ½ cupboard available for shelved storage that also houses the boiler.
- Two double bedrooms, the master has a built-in wardrobe and the second also has a walk-in cupboard with hanging rail/shelving as well as a free standing double wardrobe. Both bedrooms are nicely decorated and modern.
- The shower room has been finished to a high standard with a large double shower tray, electric shower, Demister storage cabinet and modern fittings. The shower room will not disappoint.

BEDROOM 1



BEDROOM 2



THE SHOWER ROOM

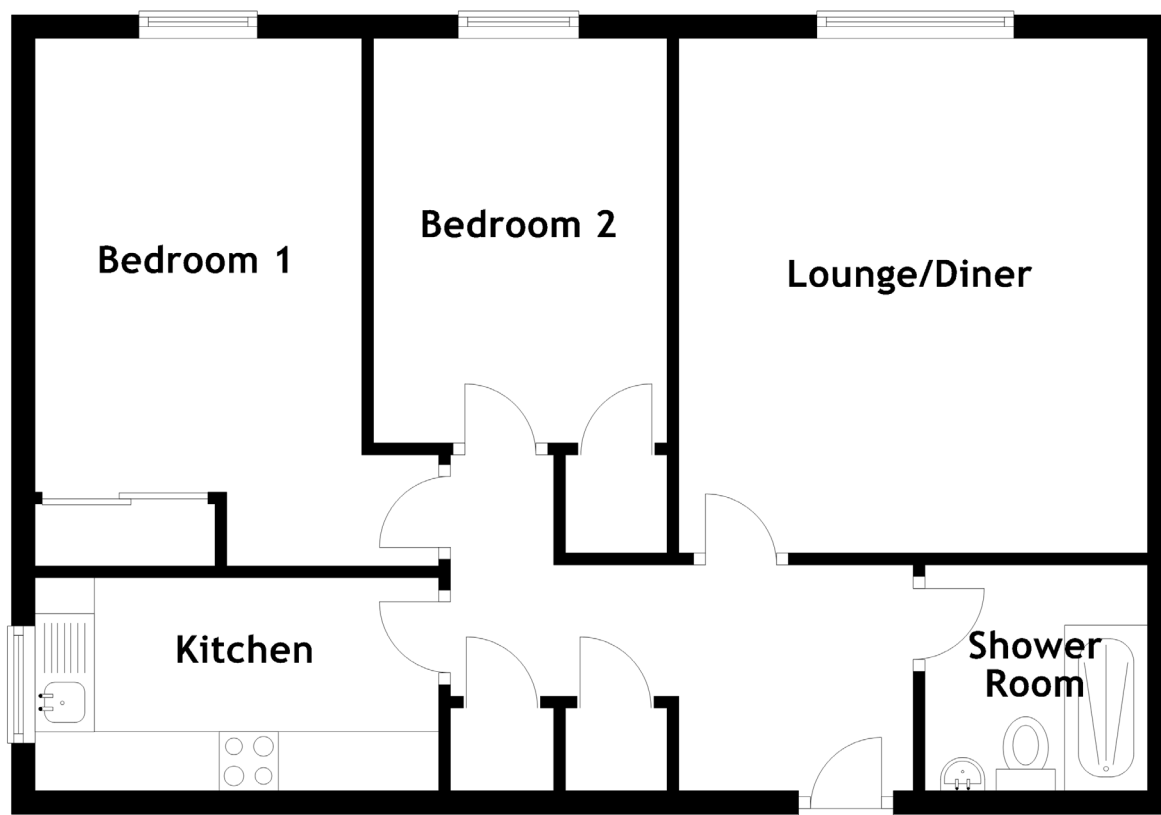


In addition to the on-street local parking, the flat also has unallocated free residents permit parking and is situated in a popular, mature and well maintained development.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	4.35m (14'3") x 3.96m (13')
Kitchen	3.41m (11'2") x 1.80m (5'11")
Bedroom 1	4.46m (14'8") x 3.41m (11'2")
Bedroom 2	3.42m (11'3") x 2.48m (8'2")

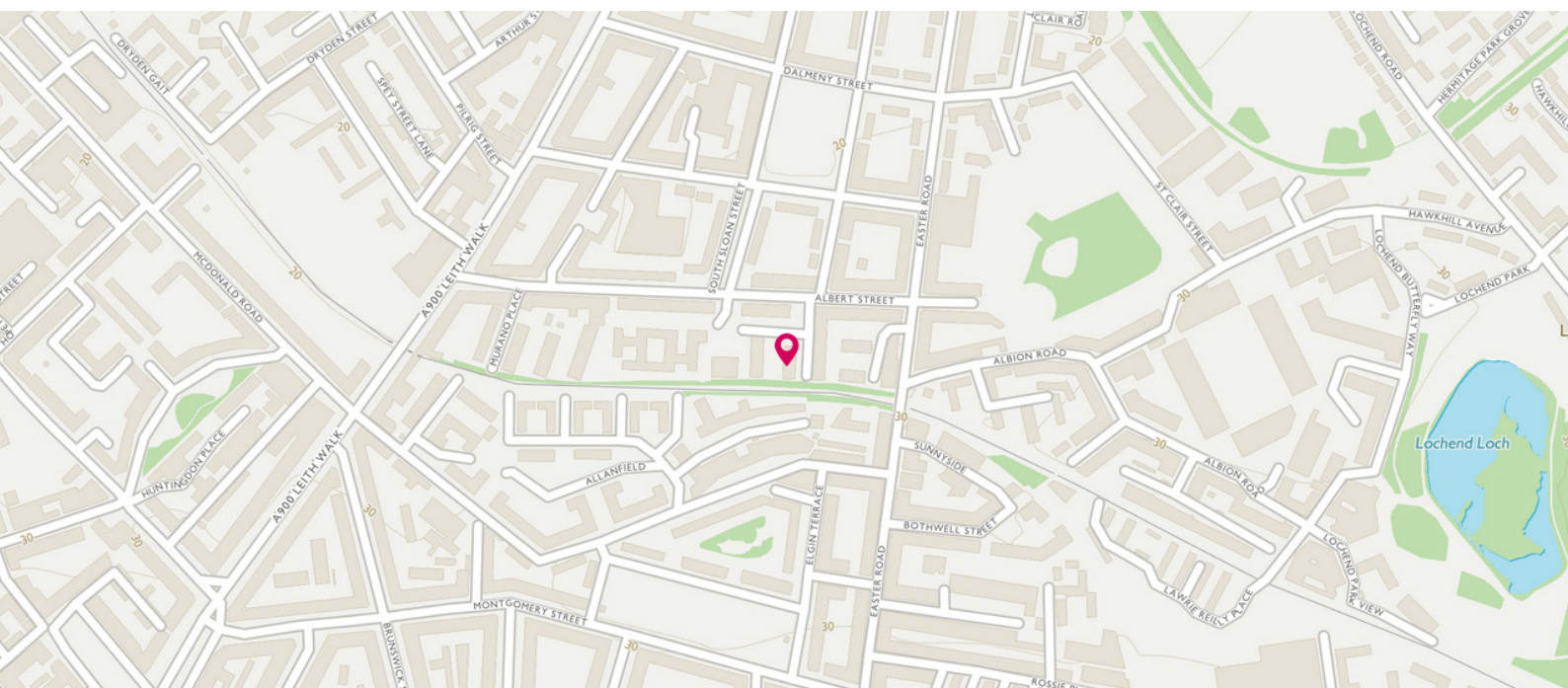
Shower Room

1.88m (6'2") x 1.85m (6'1")

Gross internal floor area (m²): 58m²

EPC Rating: C

Extras (Included in the sale): Strictly sold as seen.



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 Post Office. A 10-15 minute walk will take you to Ocean Terminal where further shops, restaurants, and cinema can be found with a 10 minute walk to Edinburgh's new St James Centre and the city centre.





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.

It is worth noting that in the near future the Edinburgh Tram will pass by this development which will connect the property with the city and further afield to Edinburgh's busy Airport. 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.