

48/8 North Fort Street

LEITH, EDINBURGH, EH6 4HW



*SPACIOUS ONE BEDROOM FLAT IN EXCELLENT
CONDITION SITUATED IN LEITH*



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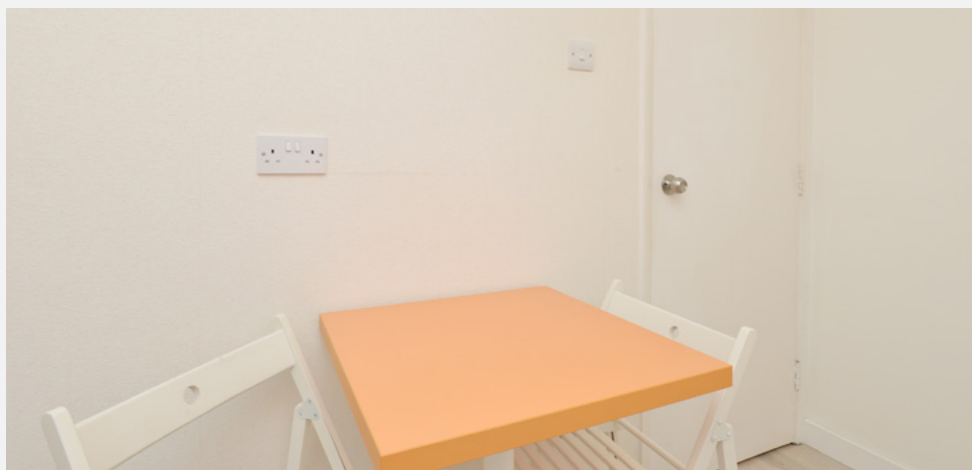


McEwan Fraser Legal is delighted to present this one-bedroom top floor flat. The property is in walk-in condition. Inside, the property comprises of:

- Fully equipped kitchen which is fitted with electric hob, fan oven and free-standing white goods.
- Spacious living room which is bright and offers various possible options for configuration
- One spacious double bedroom which includes integrated storage space.
- The flat has a spacious bathroom which is modern and well maintained.

In addition to this, the property includes residents parking, double glazed windows and well-kept stair and garden grounds. The flat is expected to be of particular interest as such early bird viewing is recommended.







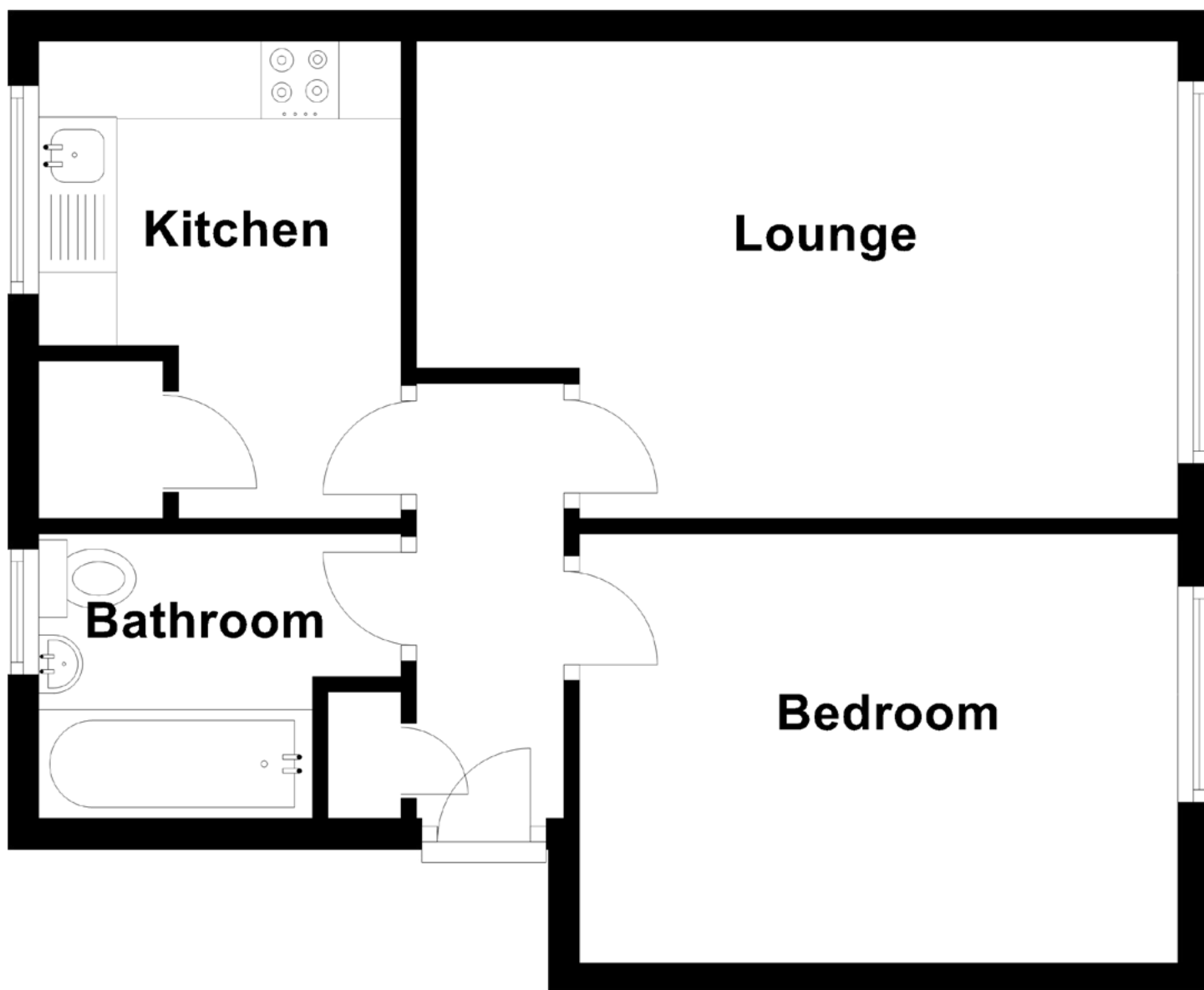
the bedroom





the bathroom





Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.07m (10'1")
Kitchen	3.07m (10'1") x 2.33m (7'8")
Bedroom	3.85m (12'8") x 2.76m (9'1")
Bathroom	2.33m (7'8") x 1.83m (6')

Gross internal floor area (m²): 41m²

EPC Rating: C

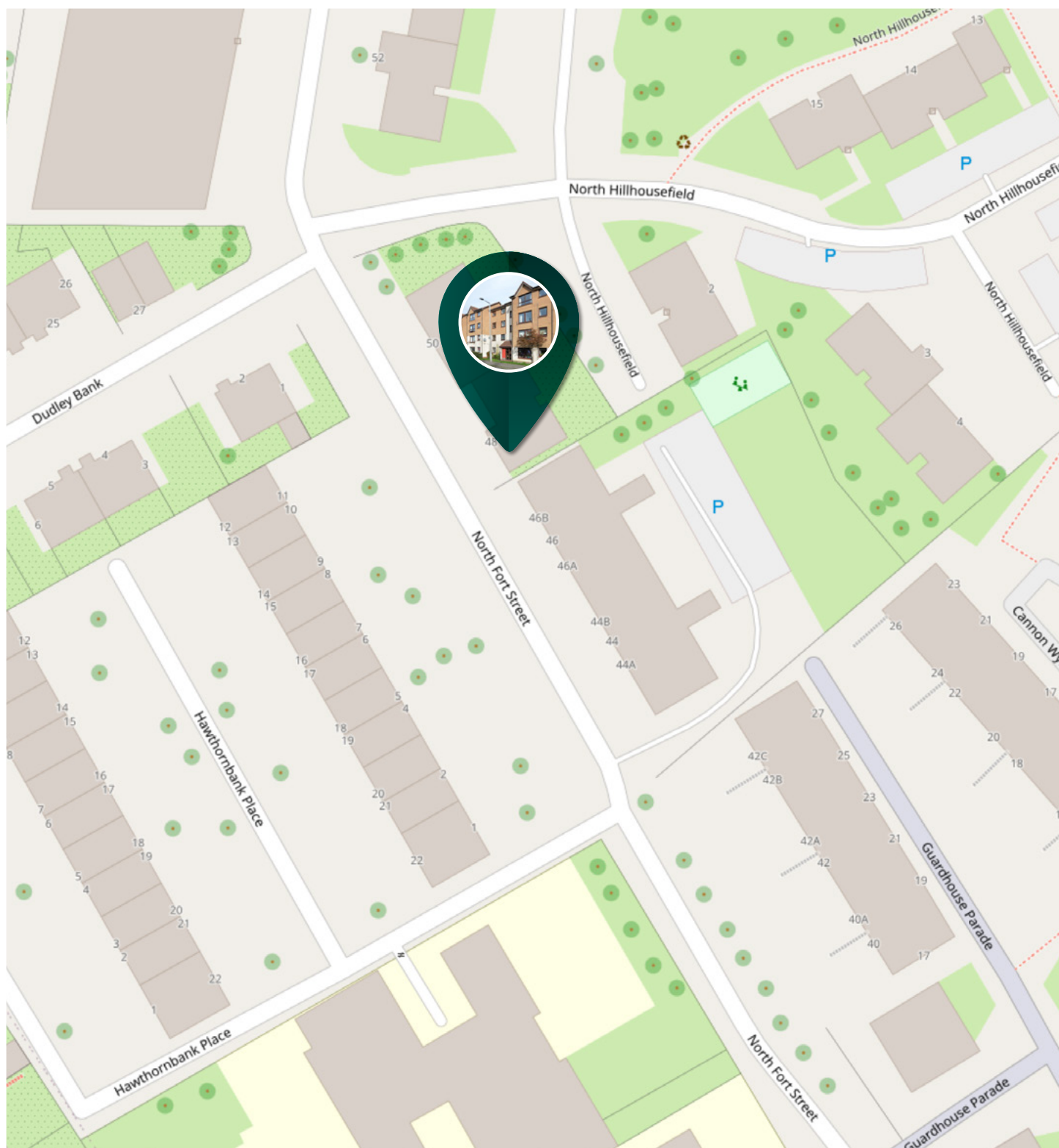


Leith is a renowned and historic port area of Edinburgh, a vibrant city location with a mix of traditional and modern residential properties.

A high amenity area, there is extensive convenience and specialist shopping, with a Tesco superstore on Duke Street and ASDA at Sandpiper Drive. The Shore area also offers a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst the Ocean Terminal complex has many high-street names, restaurants, Marks & Spencer Foodhall, gym, and a multi-screen cinema.

There are numerous public parks and squares, the expansive Leith Links, and The Water of Leith Walkway. There are many highly frequent bus services; a number of primary schools, with secondary schooling at Trinity Academy.

The Location



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Part
Exchange
Available



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