



*SPACIOUS ONE-BEDROOM FLAT IN EDINBURGH'S
VERY POPULAR LEITH AREA OF THE CITY*



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McEwan Fraser Legal is delighted to present this spacious one-bedroom flat in Edinburgh's popular leaf area of the city.

The property briefly comprises of a spacious living area which is bright and spacious with wooden floors and offers various possibilities for furniture arrangements. There is a fully equipped kitchen which is accessed via the living room. The kitchen is small but makes the most of all the space on offer. Fitted with an electric hob, fan, oven, and free-standing white goods.

The property has one double bedroom, which is generously proportioned and includes built-in storage. The bathroom is in keeping with a traditional tenement and is equipped with a three-piece white suite with an electric shower over the bath.

In addition to this, the property includes excellent storage, double-glazed windows, gas central heating and is a warm home year-round.

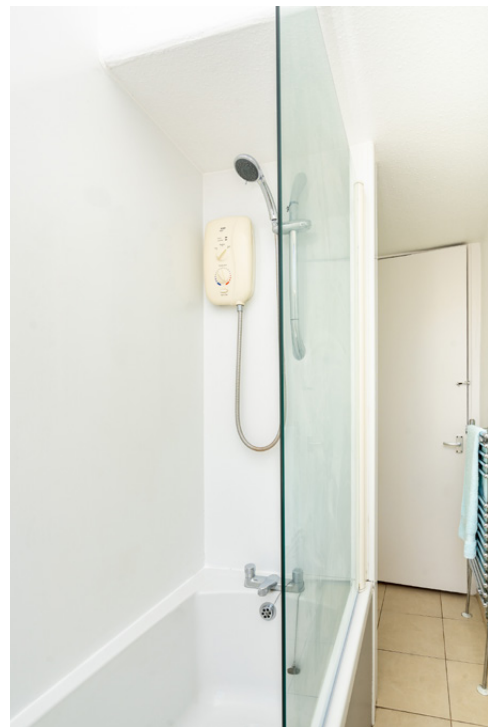




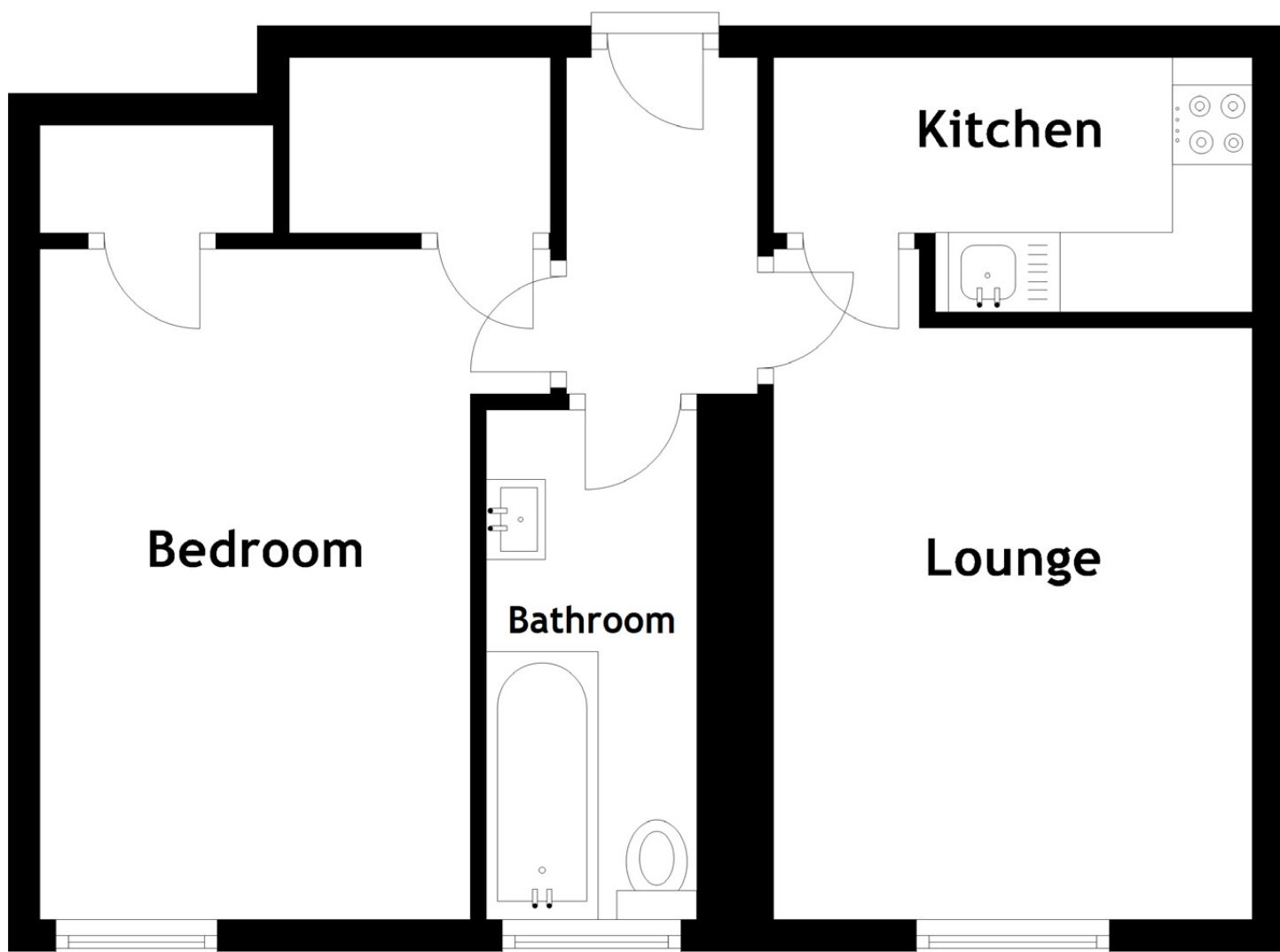


The Bedroom





The Bathroom



Approximate Dimensions

(Taken from the widest point)

Lounge	4.20m (13'10") x 3.00m (9'10")
Kitchen	3.00m (9'10") x 1.60m (5'3")
Bedroom	4.20m (13'10") x 3.20m (10'6")
Bathroom	3.20m (10'6") x 1.20m (3'11")

Gross internal floor area (m²): 42m²

EPC Rating: C

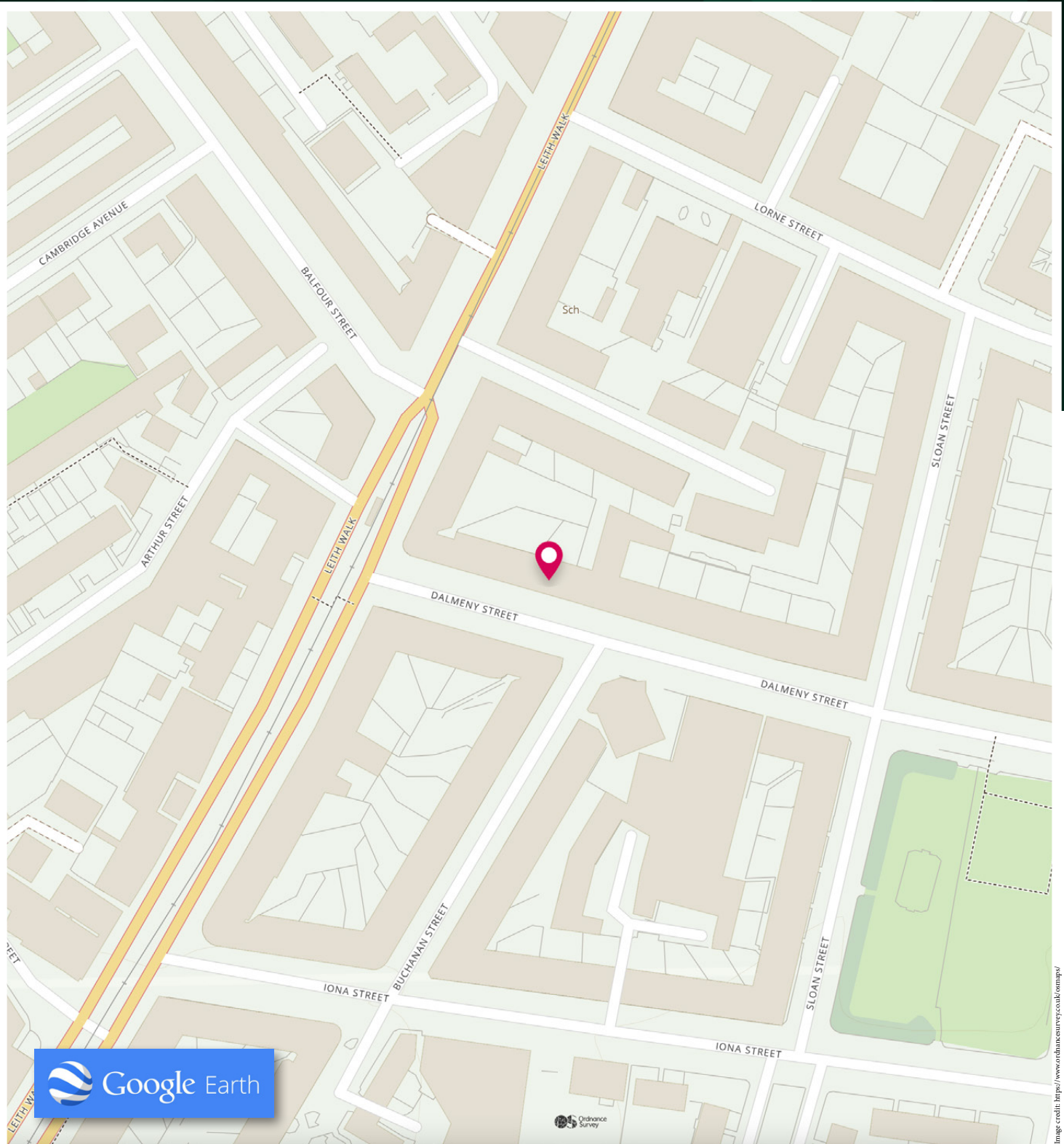


Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere.

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 by-pass.

The property is around a minute's walk from the new tram stops on Leith Walk, and also 15 minutes walk to Edinburgh's very popular Shore area. With trams running to the airport every ten minutes at peak times. 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.

The Location



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Exchange
Available



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Text and description
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