

# 2/6 Mulberry Place

EDINBURGH, EH6 4BT



*BEAUTIFULLY PRESENTED TWO BEDROOM FLAT IN  
EDINBURGH'S POPULAR AREA OF LEITH*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this 2 bedroom flat in Leith. The property is in walk-in condition. It is an ideal purchase for first-time buyers, investors and those looking to increase the size of their home. The property has excellent transport links into the city centre.

Internally, the property briefly comprises of a neutral, bright hallway with the first of two double bedrooms to your immediate left. This room benefits from an abundance of natural light flow and built-in wardrobe space. The second bedroom is currently set up as a working-from-home office but would easily fit a double bed. The generously spaced living room has beautifully intact cornicing, wood-burning stove and again allows floods of light into the room through the large windows.

The kitchen boasts large areas of kitchen and floor space, allowing plenty of opportunity to redesign the space if you wish. The kitchen is currently fit with an integrated oven and gas hob and a large pantry space of the side. Down the corridor, you will find the modern two-piece bathroom suite with a toilet across the hall.

This is a rare opportunity to acquire a central flat in a fantastic location.







**Bedroom 1**



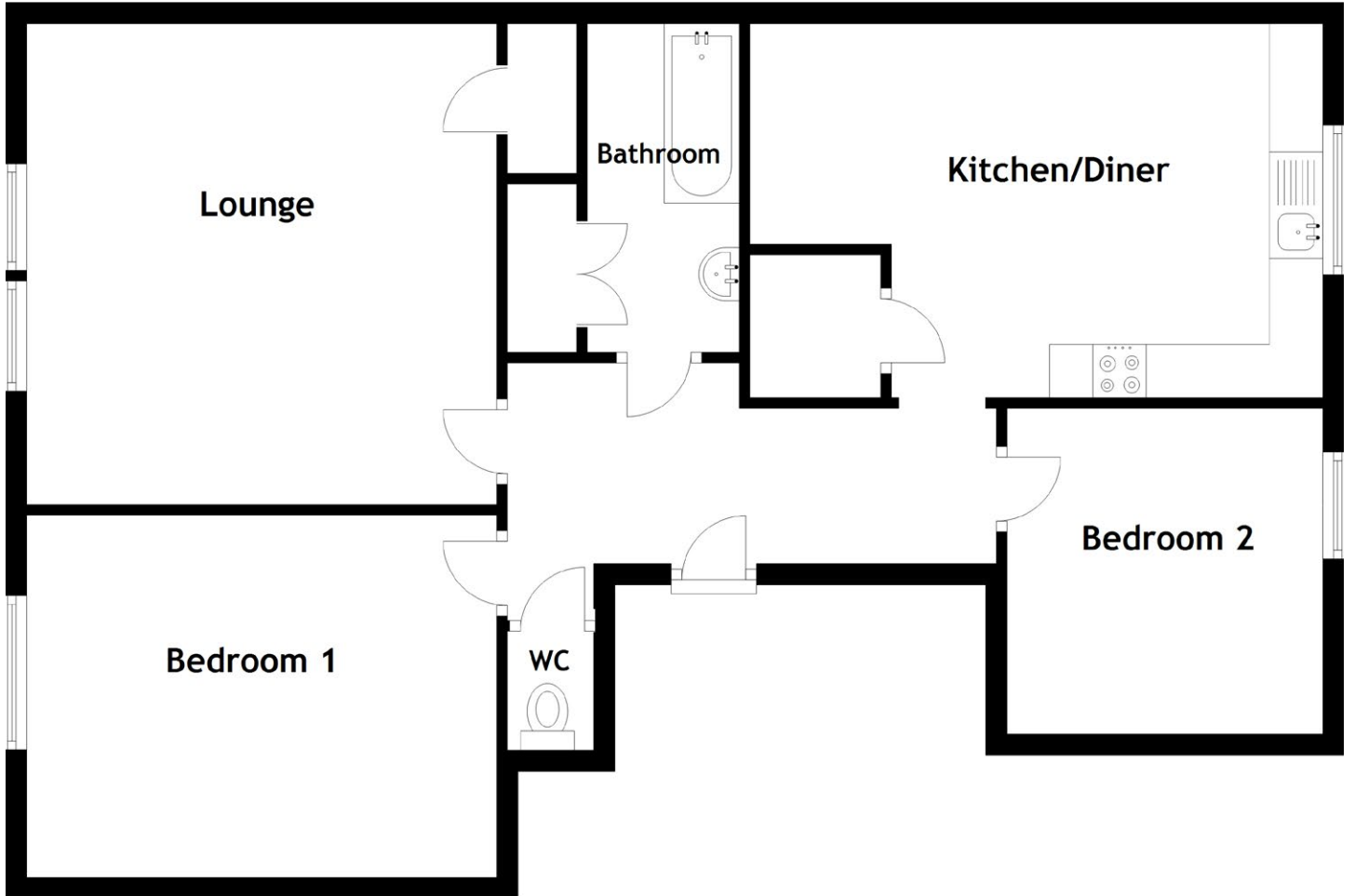
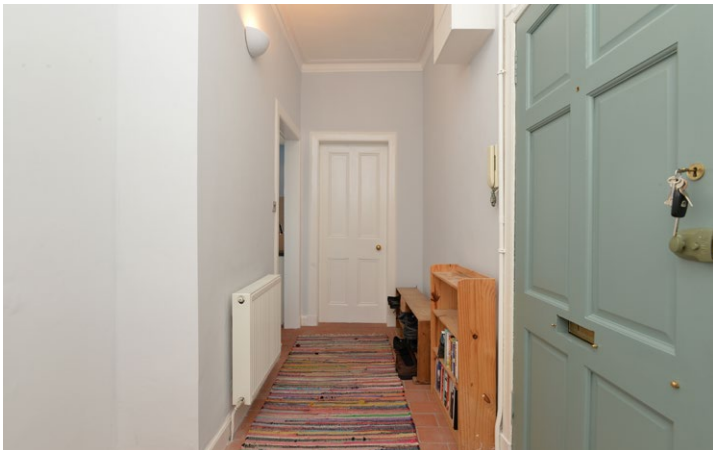


**Bedroom 2**









Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	5.37m (17'7") x 3.50m (11'6")	WC	1.12m (3'8") x 0.81m (2'8")
Lounge	4.50m (14'9") x 4.40m (14'5")	Gross internal floor area (m <sup>2</sup> ): 81m <sup>2</sup>	
Bedroom 1	4.40m (14'5") x 3.40m (11'2")	EPC Rating: C	
Bedroom 2	3.05m (10') x 2.96m (9'8")		
Bathroom	3.08m (10'1") x 1.42m (4'8")		

## Floor Plan









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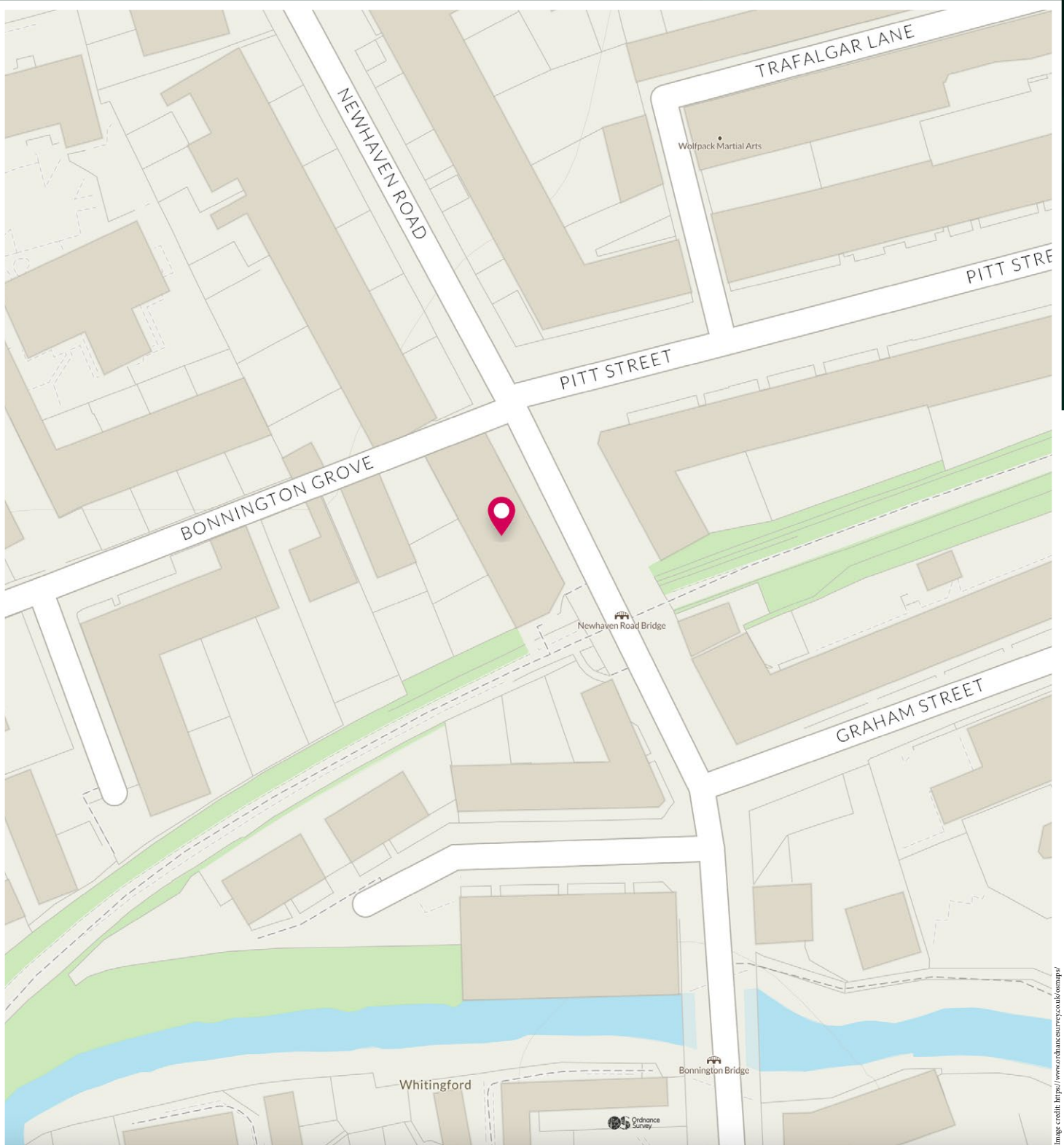
Despite its very close proximity to the city centre, Leith is an established, independent community and is now arguably one of Edinburgh's most up-and-coming and trendiest areas. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly popular and fashionable area.

Over recent years Leith has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring Shore district boasts two Michelin starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal. Leith Links offers an excellent range of schools from nursery to secondary education and also benefits from exceptional public transport links into the city centre and beyond, offering swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**ANDREW DARCY**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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