

78 Cornhill Terrace

LEITH LINKS, EDINBURGH, EH6 8EQ



*Spacious Four Bedroom Double Upper Flat In
Edinburgh's Leith Links area with a Private Rear Garden*



0131 524 9797



www.mcewanfraserlegal.co.uk

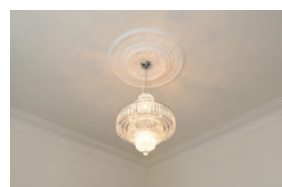


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this four-bedroom double upper flat with a Private rear garden. The property has been upgraded by the current owners to an excellent standard.

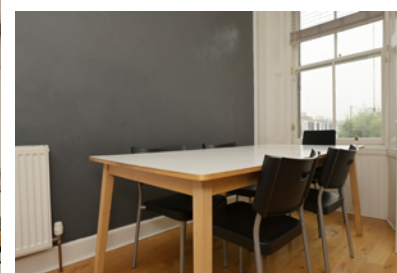
THE LIVING ROOM

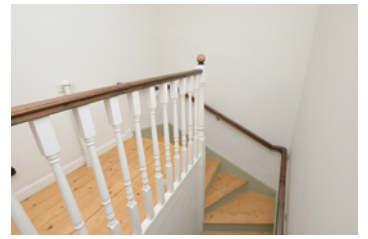
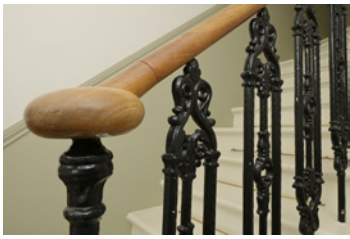


Inside, the property comprises of:

- Spacious living area with gas fireplace with various possibilities for furniture arrangements.
- Fully equipped kitchen with freestanding range cooker, as well as adequate dining space and also a utility room, housing the gas combi boiler and white goods appliances.

THE KITCHEN & UTILITY





- The house benefits from four bedrooms which range in size but are excellent proportions.
- On the upper floor you will find the very useful study which can be used for working from home on a daily basis.
- There are two bathrooms in the property one on the main level and a shower room on the upper level of the property, both of which are modern and finished to a high standard.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



THE STUDY



THE SHOWER ROOM

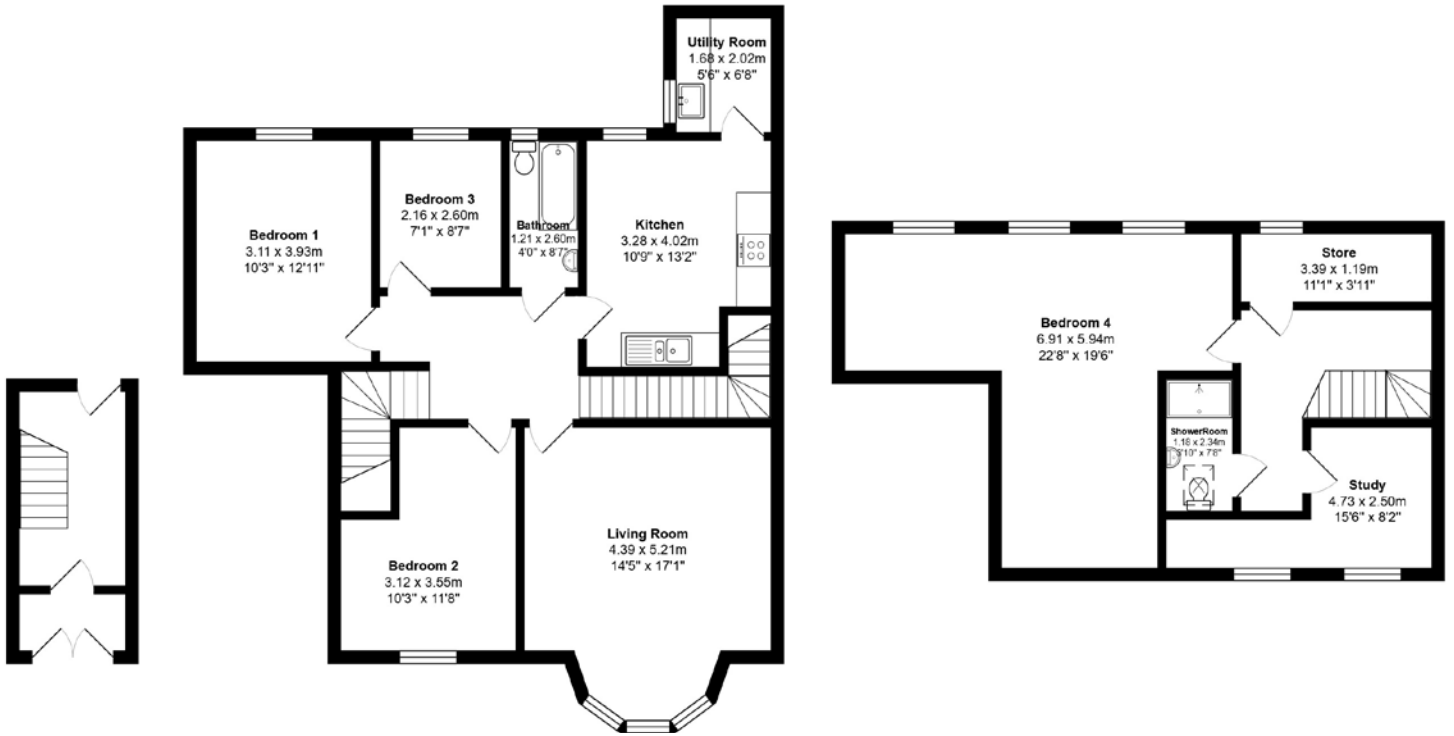


In addition, the property includes double-glazed sash and case windows and modern gas central heating making for a warm and cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 140m²
EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith Links 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. A few minutes walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found. Leith is an established, independent community, and certainly, it 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 a vast array of amenities with several surgeries and a choice of dentists.





The shore, the 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.

From here, it is a simple matter of a 25-minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the city by-pass.

Leith also has its own Primary and Secondary schools, the Academy being a community high school with access to adults during the day and evenings.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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 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.