




McEwan Fraser Legal
Solicitors & Estate Agents
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85/1 Leith Walk

LEITH, EDINBURGH, EH6 8LX

85/1 LEITH WALK

Leith, Edinburgh

McEwan Fraser Legal is delighted to present this newly decorated, spacious 2-bedroom flat with an additional box room, perfectly located on the 1st floor in the vibrant district of Leith. The property features a separate living room, dining room, and a well-equipped kitchen, offering plenty of space for both relaxation and entertaining.

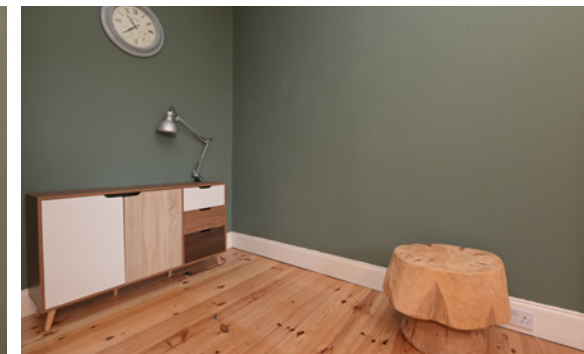
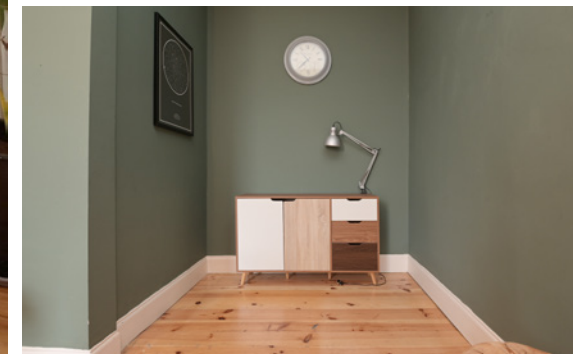
Enjoy modern comfort with fresh interiors designed to suit contemporary tastes. One of the highlights is the convenient tram stop two minutes walk from the front door, providing easy access to the city centre and beyond. Whether you're commuting or exploring, this location keeps you connected.

Ideal for professionals or small families, this flat combines style, space, and excellent transport links in one of Edinburgh's most sought-after neighbourhoods.



THE
LOUNGE

DINING
ROOM



THE
KITCHEN

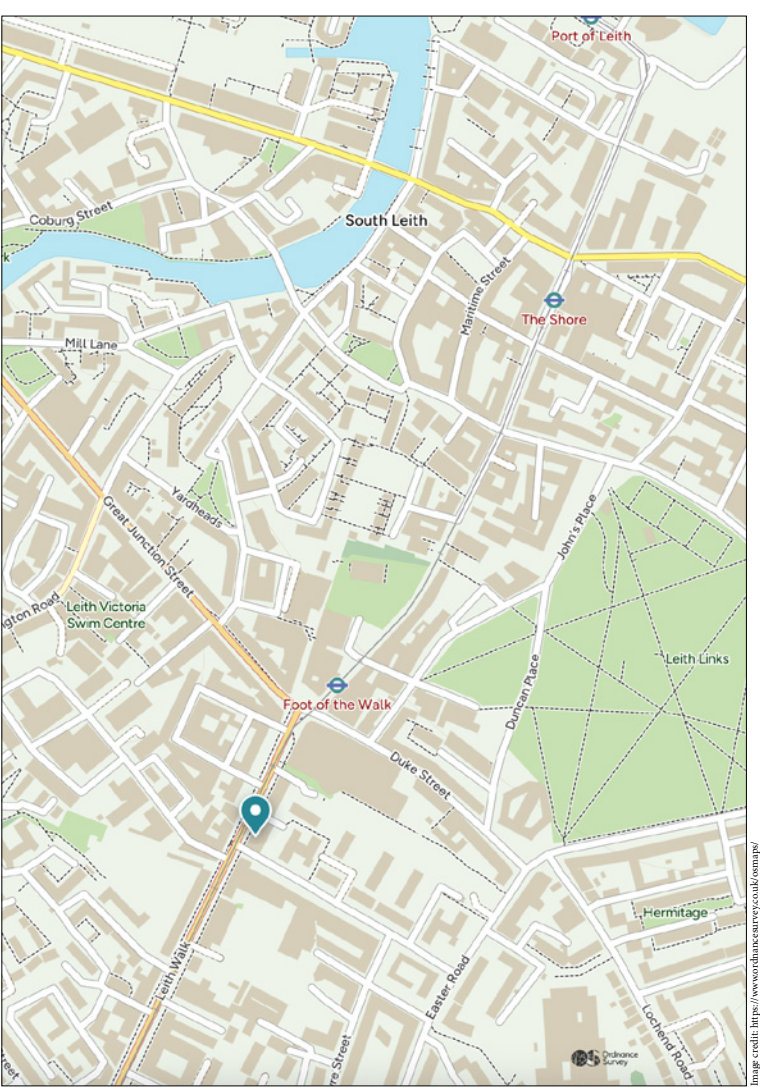
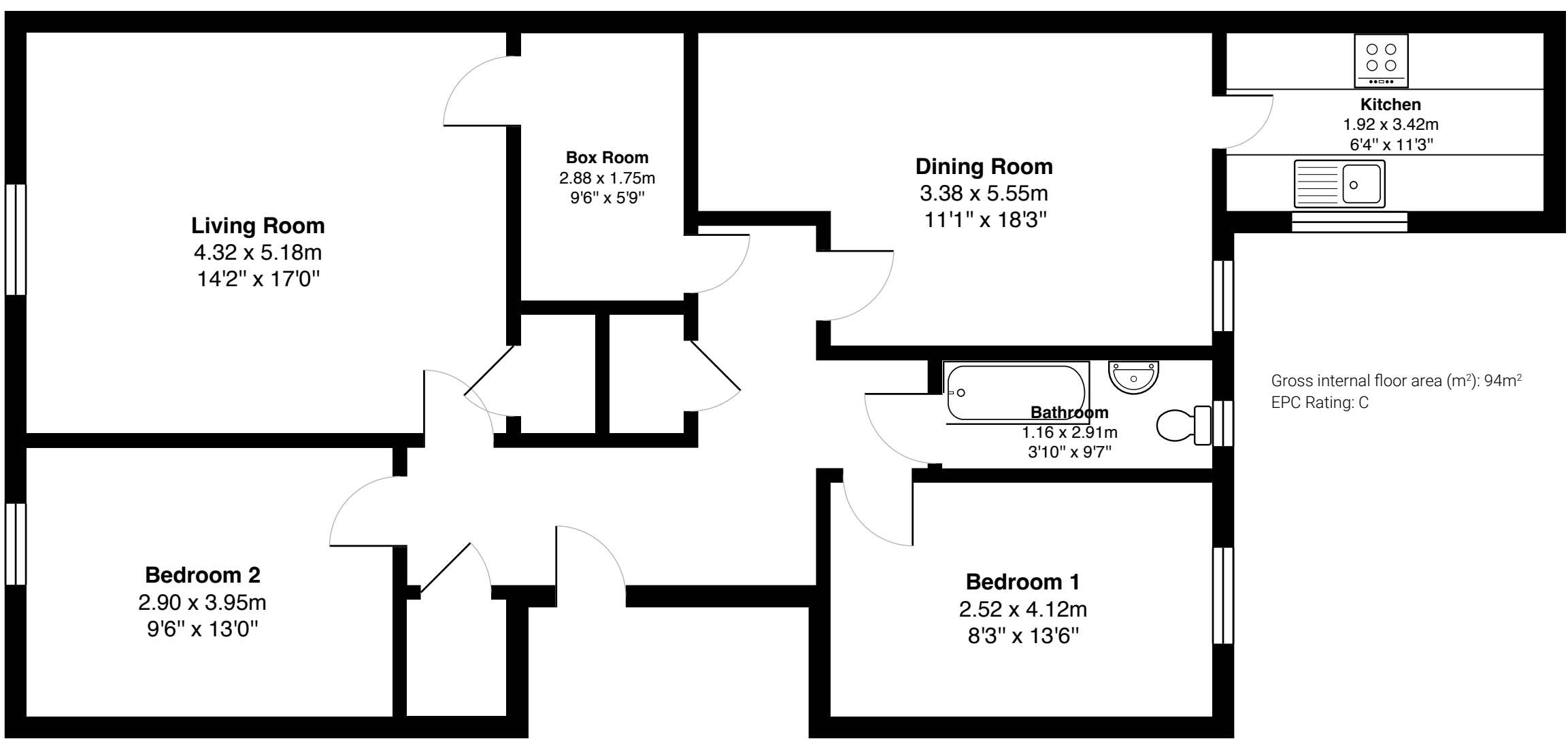




BEDROOMS, BATHROOM & BOX ROOM



FLOOR PLAN
& LOCATION MAP





THE LOCATION

Leith, Edinburgh

Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.





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