

23/7 East Cromwell Street

LEITH, EDINBURGH, EH6 6HD



SPACIOUS TWO BEDROOM FLAT WITH SOUTH-FACING BALCONY AND PRIVATE PARKING



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Brought to market in true walk-in condition, this well-proportioned two-bedroom flat on East Cromwell Street offers a fantastic home or investment opportunity in the vibrant district of Leith.

Step inside to a welcoming entrance hallway that sets the tone for the rest of the property. To the left, the bright and spacious open-plan living room and kitchen create a fantastic hub for modern living. Recently refreshed with new countertops and splashboard, the kitchen is both stylish and functional, with ample space to accommodate a full dining suite as well as a comfortable living area. A door leads out onto a South-facing balcony, a perfect spot to relax and enjoy the sun throughout the day.

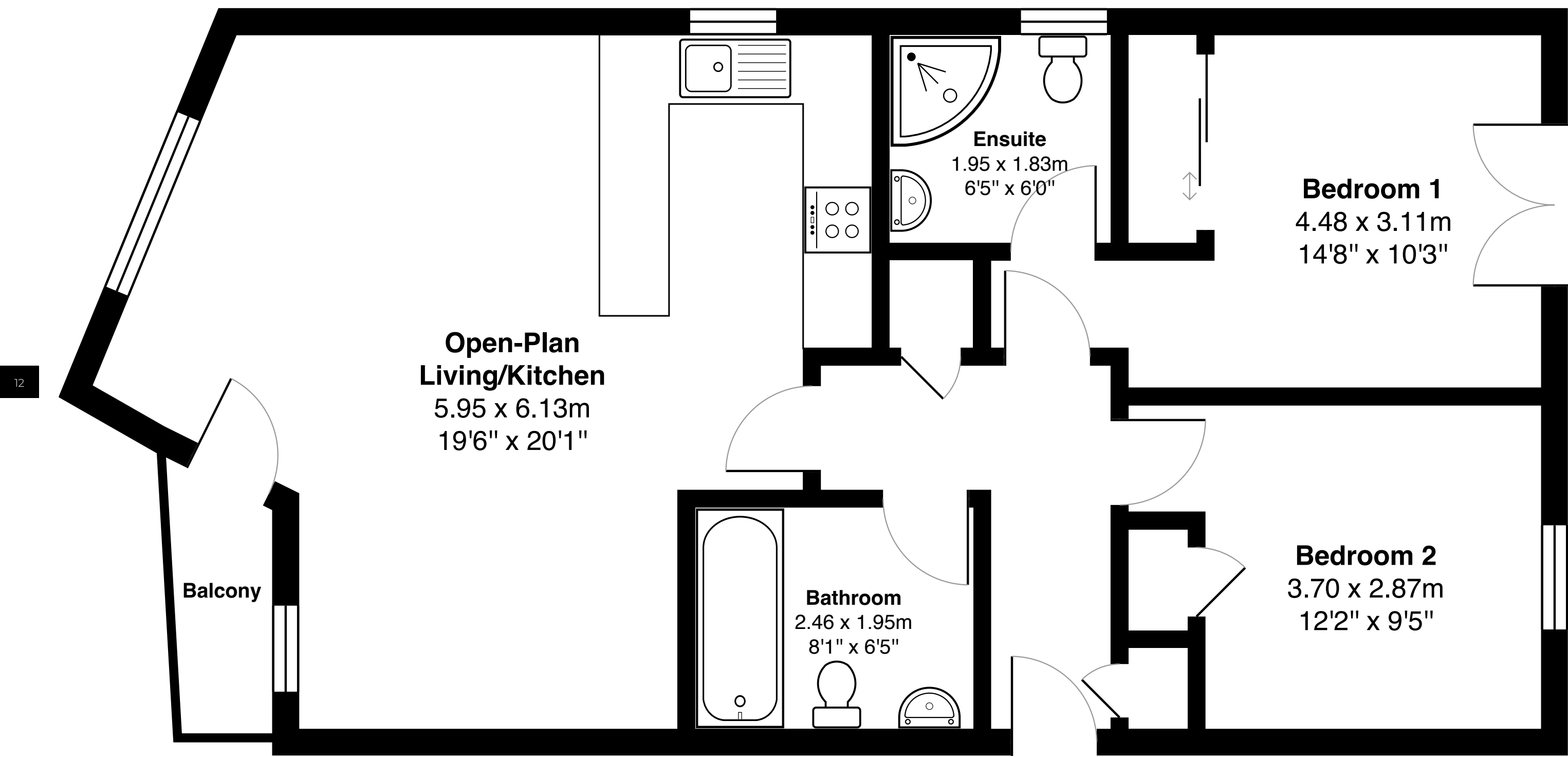






Moving through the flat, you'll find two generously sized double bedrooms, both benefiting from integrated wardrobes. The principal bedroom is further enhanced by a modern three-piece en suite shower room. Completing the accommodation is a sleek and well-maintained three-piece main bathroom.





Gross internal floor area (m²): 72m²
EPC Rating: C



Externally, the development features communal garden grounds and the added benefit of private residents' parking.

Set in a well-connected area with easy access to local amenities, green spaces, and transport links, this property combines convenience with contemporary comfort, early viewing is highly recommended.



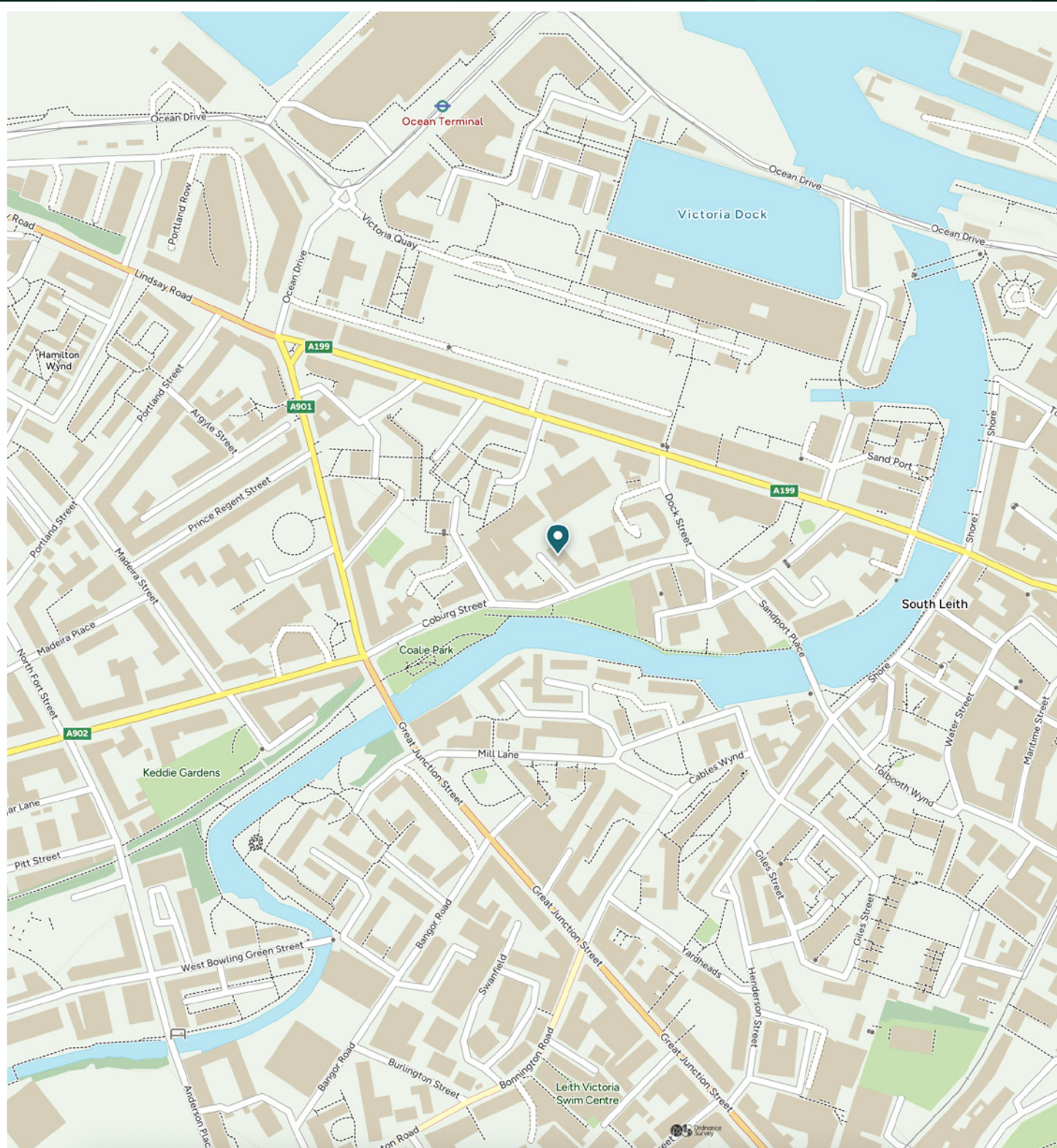


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions 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.





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
ANDREW DARCY
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
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.