

# 2F2, 6 Drum Terrace

LEITH, EDINBURGH, EH7 5NB



*A two-bedroom tenement flat with huge potential in a sought-after Leith location*



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McEwan Fraser is delighted to present this two-bedroom, second-floor tenement flat on Drum Terrace, ideally located in the ever-popular Leith area.

# THE LIVING ROOM



The accommodation comprises a bright living room, a separate kitchen, one well-proportioned double bedroom, and a further single bedroom suitable for use as a guest room, home office, or nursery. The property also benefits from a WC and separate shower room.

# THE KITCHEN



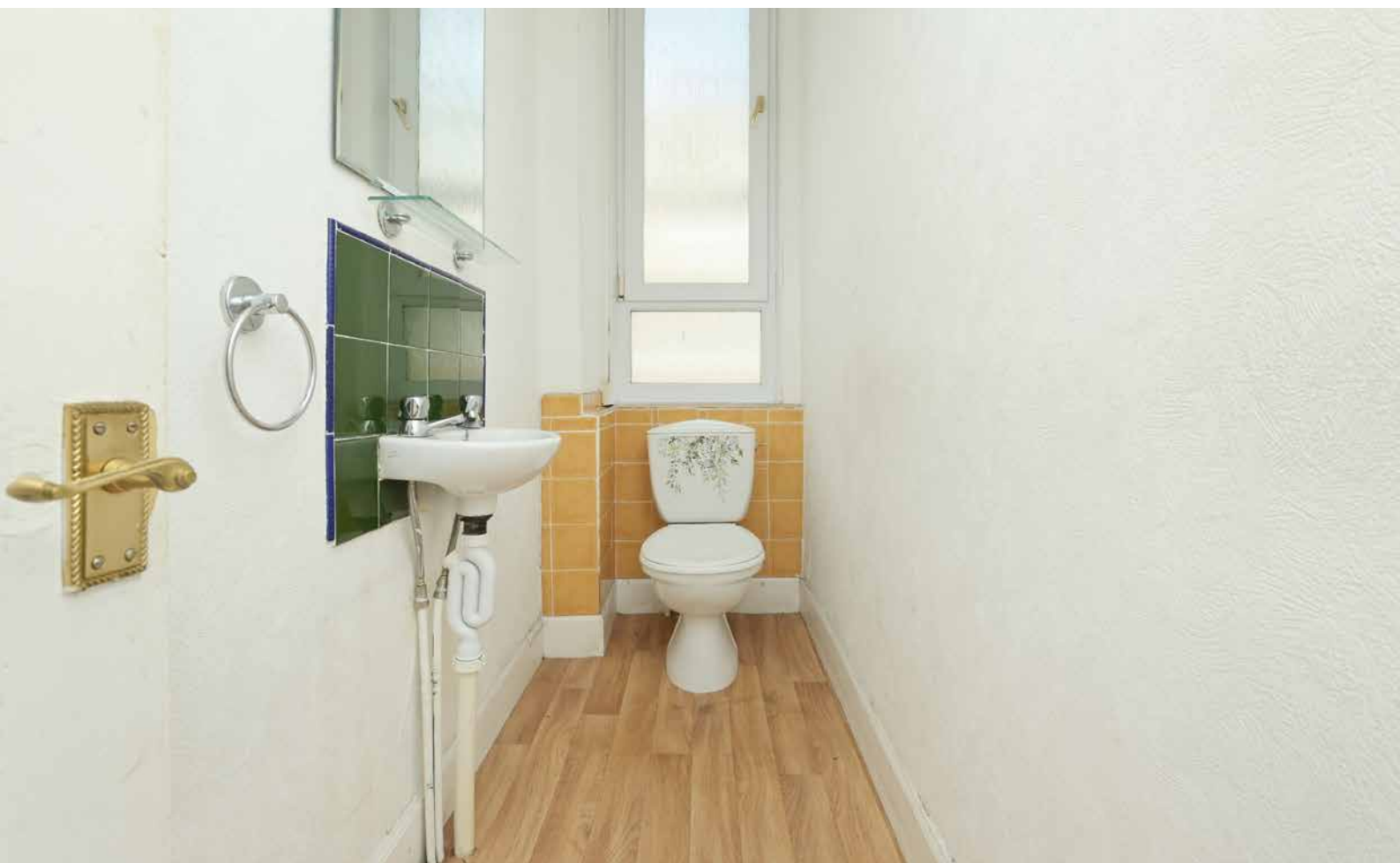
# BEDROOM 1



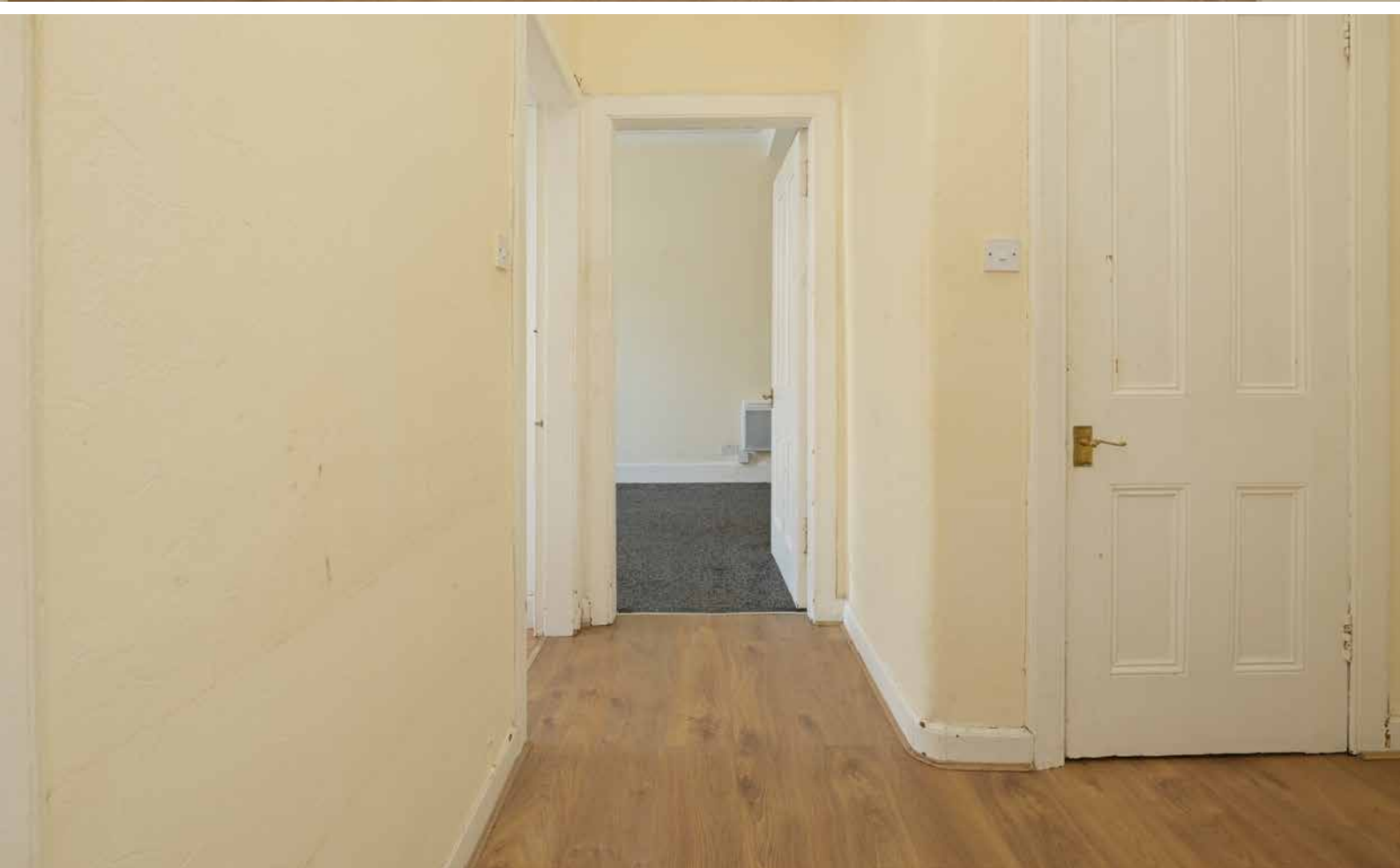
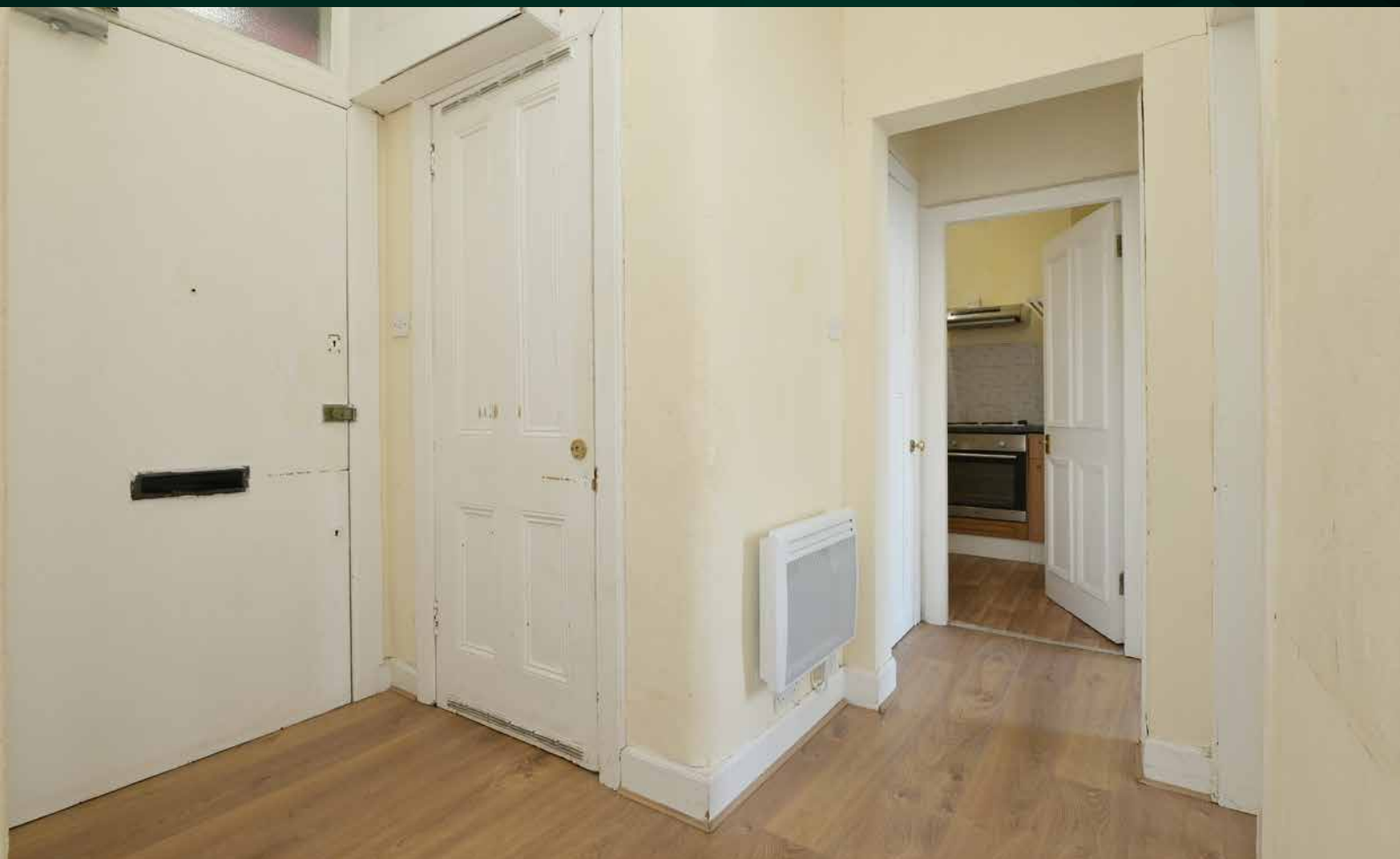
# BEDROOM 2



# THE SHOWER ROOM & WC



# THE HALLWAY



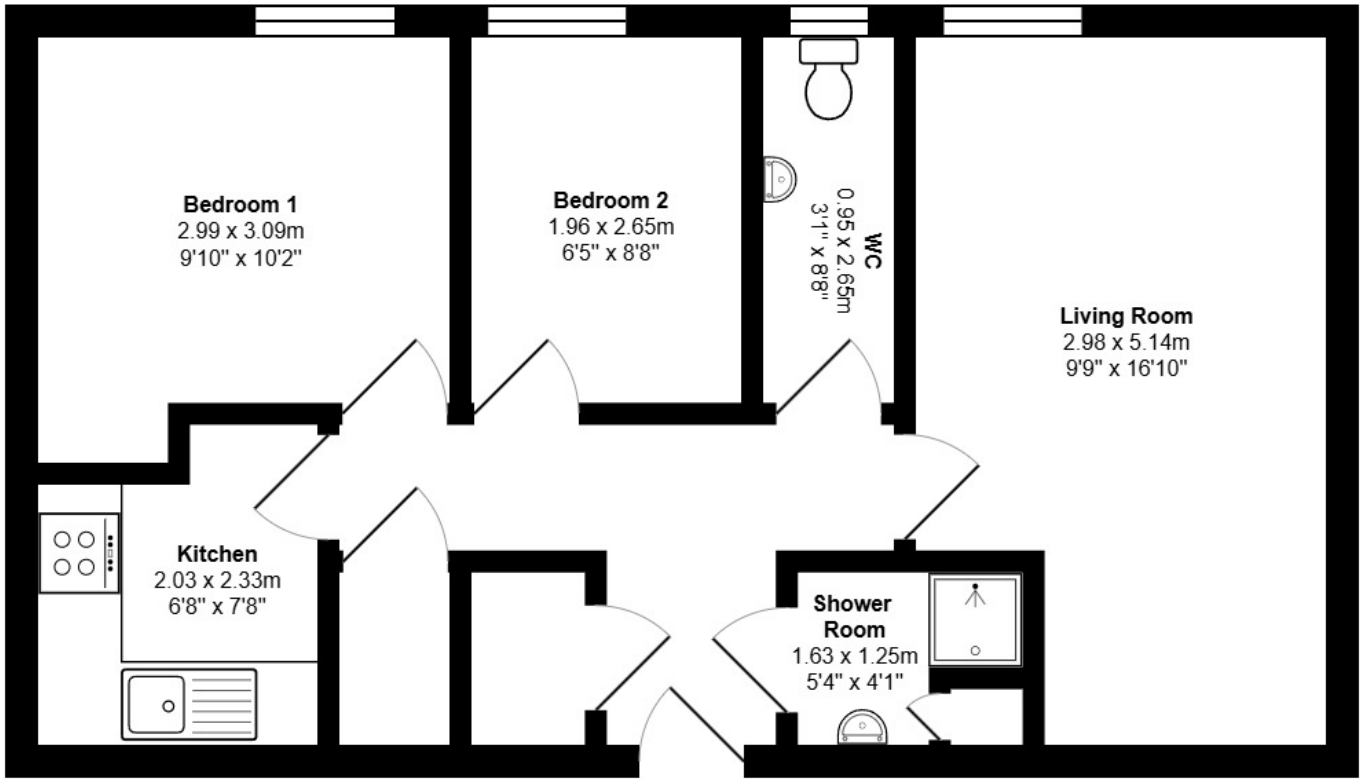
Additional features include double glazing, electric heating, and access to a communal rear garden.

While the property would benefit from upgrading and modernisation throughout, it offers fantastic scope for an owner-occupier or investor to add value and create a comfortable home tailored to their own tastes. Offering well-proportioned accommodation at an attractive price point, this flat represents excellent value for money in a sought-after location close to local amenities and transport links.

# EXTERNALS

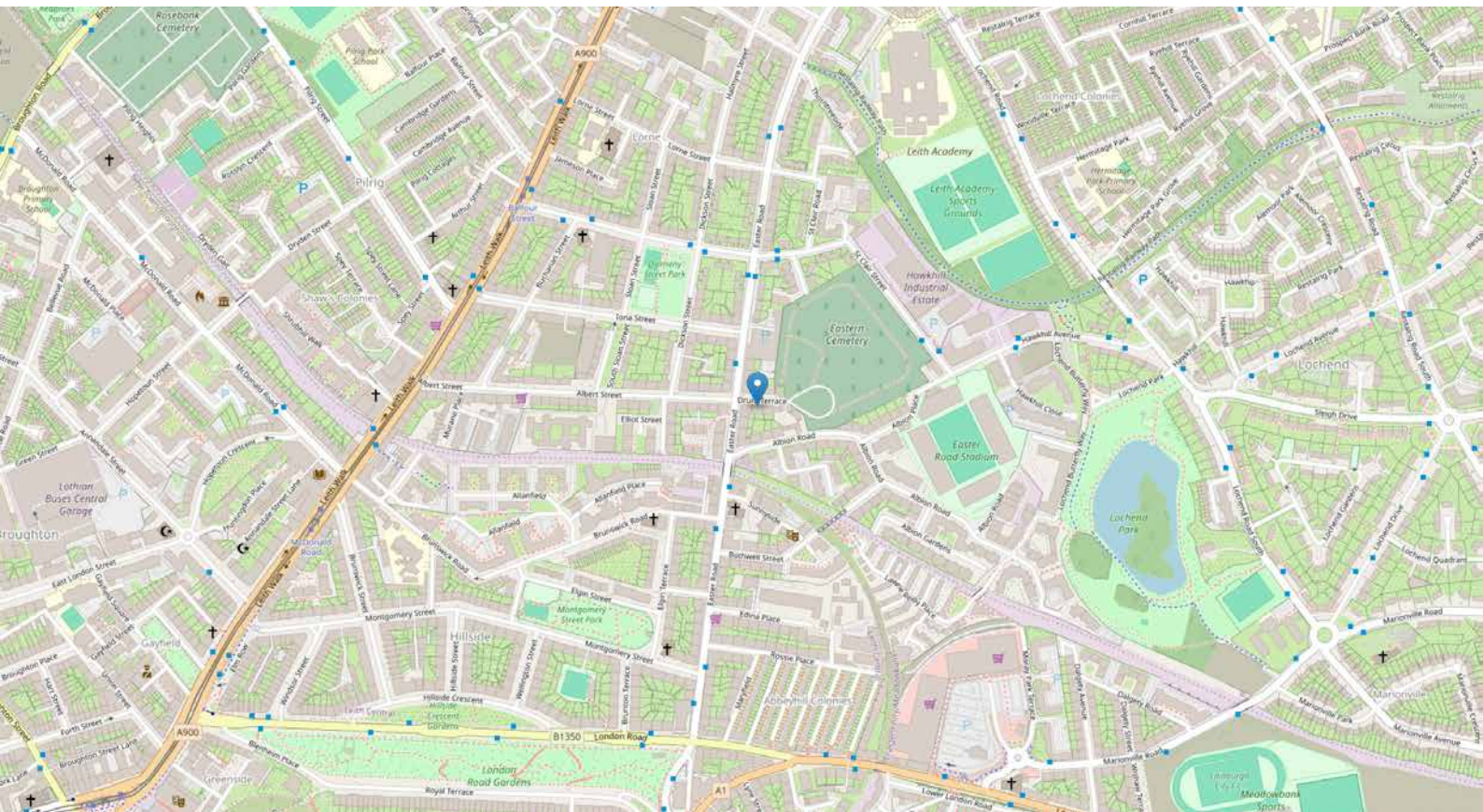


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 48m<sup>2</sup> | EPC Rating: E



# THE LOCATION

Situated on Drum Terrace in the ever-popular district of Leith, this property enjoys a highly convenient and well-connected location, ideal for both professionals and city dwellers. The area benefits from excellent public transport connections, with frequent bus services operating nearby, providing swift and direct access to Edinburgh city centre. Princes Street and Waverley Station can be reached in approximately 15 minutes, making daily commuting straightforward. In addition, the nearby tram network offers convenient links across the city, including direct routes to Edinburgh Airport, enhancing accessibility for both local and international travel.





Drum Terrace is positioned just off Easter Road, a vibrant and well-served neighbourhood offering a wide selection of amenities. Residents can enjoy an array of independent cafés, restaurants, bars and convenience stores, alongside larger supermarkets all within easy walking distance. The nearby Shore area of Leith further enhances the lifestyle offering, with its popular waterfront dining, social venues and scenic surroundings.

The property is ideally located for access to a variety of outdoor and recreational spaces. The expansive green space of Leith Links is close by, providing tree-lined walkways, sports facilities and open areas ideal for walking, jogging and leisure activities. For more extensive outdoor pursuits, Holyrood Park and Arthur's Seat are also within easy reach, offering some of Edinburgh's most iconic landscapes and panoramic views, perfect for hiking and exploring.

Overall, Drum Terrace offers an excellent balance of connectivity, local convenience and access to green space, making it a highly desirable location within one of Edinburgh's most dynamic neighbourhoods.



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