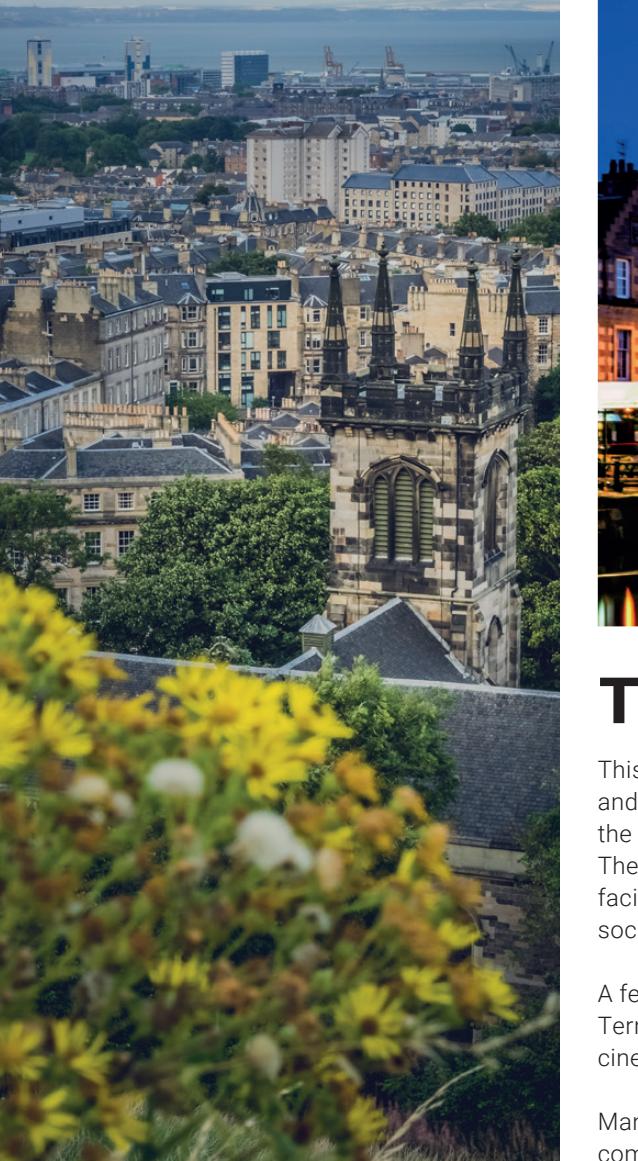




**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**6/1 Stead's Place**  
EDINBURGH, EH6 5AD



## THE LOCATION

This property is situated in the very heart of Leith and many would consider this 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 several banks, building societies and a post office.

A few minutes by bus takes you to Ocean Terminal where further shops, restaurants and cinema can be found.

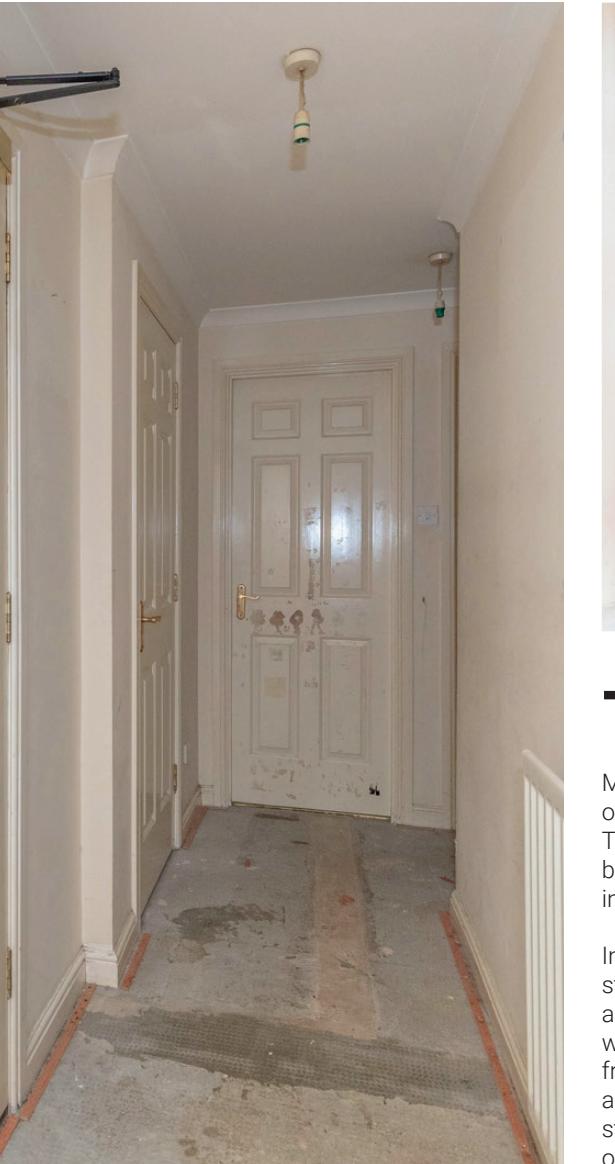
Many would consider Leith to be an independent community, of course, and certainly, it is very

much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere.

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.

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 Bypass.





## THE PROPERTY

McEwan Fraser Legal are delighted to bring to the open market this two-bedroom ground floor flat. The property requires modernisation throughout but will make an ideal first time buy or buy to let investment property.

In more detail, the property consists of a hallway with storage. The lounge allows for free standing furniture and different configurations. The kitchen comes with floor to ceiling units, hob, hood, oven, integrated fridge freezer and space for washing machine. There are two good sized bedrooms, both allowing for free standing furniture and different configurations. One of the rooms also benefits from built-in storage. The

family bathroom completes the property internally with shower over bath, wash hand basin and WC.

Externally there is off-street parking and communal garden. The property also benefits from a secure door entry system, central heating and double glazed windows.

***DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or another system within the property. The property is sold as seen. Early viewing is highly recommended.***



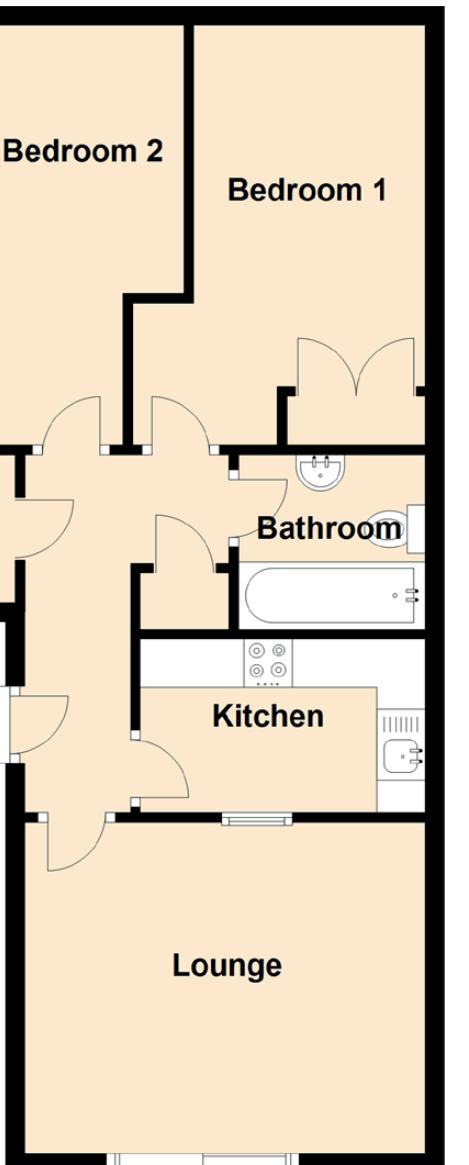
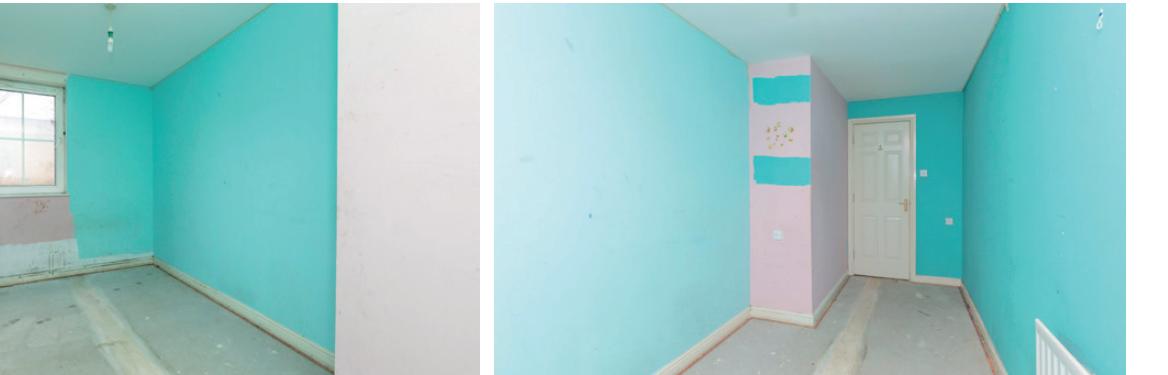
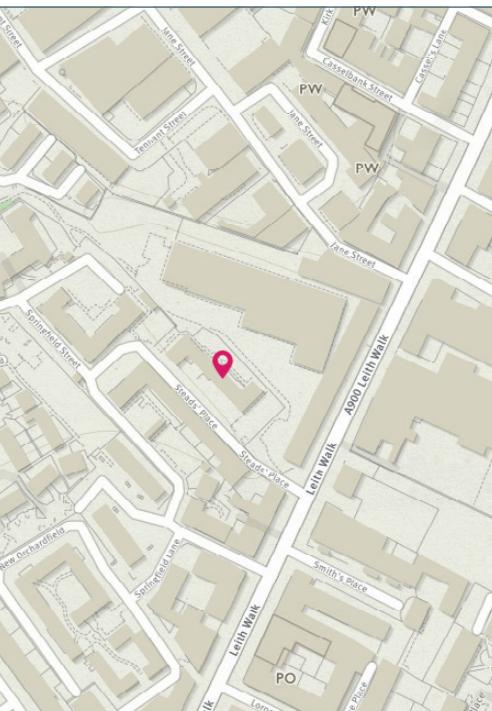
# THE DETAILS

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.15m (13'7") x 3.43m (11'3")
Bedroom 1	4.35m (14'3") x 3.03m (9'11")
Bedroom 2	4.35m (14'3") x 2.04m (6'8")
Kitchen	2.95m (9'8") x 1.80m (5'11")
Bathroom	1.93m (6'4") x 1.81m (5'11")

Gross internal floor area ( $m^2$ ): 49 $m^2$

EPC Rating: C





# McEwan Fraser Legal

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