

# 41 Lorne Street

EDINBURGH, EH6 8QW



*SPACIOUS TWO BED  
MAIN DOOR DUPLEX FLAT*



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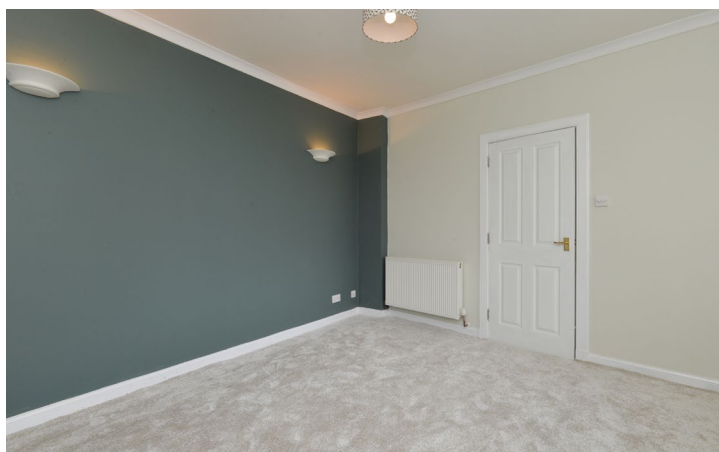
McEwan Fraser is delighted to present this spacious two bed main door duplex flat to the market. A contemporary conversion of an original corner shop, the property offers spacious accommodation over two floors and would make an ideal starter home or sound savvy investment purchase.

Ground floor accommodation is focused toward a spacious living room that boasts dual aspect windows and plenty of space for a variety of different furniture configurations. This will give the new owner ample scope to create their idea entertaining space. A large dining kitchen is situated adjacent to the reception room. The kitchen is a naturally bright room that benefits from a full range of base and wall-mounted units that include a gas hob and electric oven. There is ample floor space for a large dining table. The accommodation on the ground floor is completed by a generous bathroom which is tiled and finished with a three-piece white suite with shower over bath. Moving downstairs, there are two large double bedrooms which are both capable of holding a full suite of bedroom furniture.

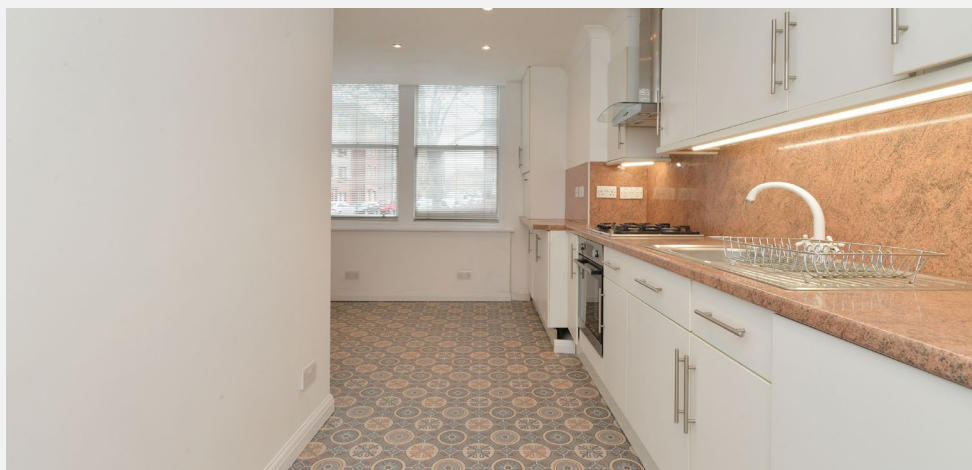
This property offers an exceptional 89m<sup>2</sup> of living space and viewing is highly recommended.

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# the lounge



# the kitchen







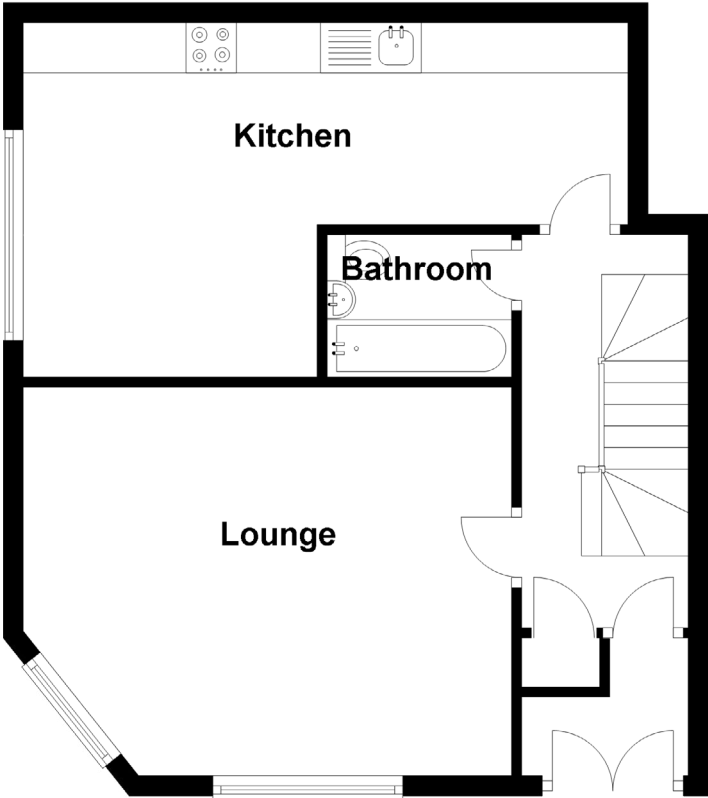
**bedroom 1**





**bedroom 2**





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.85m (15'11") x 3.86m (12'8")	Bathroom	2.19m (7'2") x 1.83m (6')
Kitchen	6.00m (19'8") x 3.52m (11'7")		
Bedroom 1	5.55m (18'2") x 3.23m (10'7")	Gross internal floor area (m <sup>2</sup> ): 89m <sup>2</sup>	
Bedroom 2	4.58m (15') x 3.25m (10'8")	EPC Rating: D	

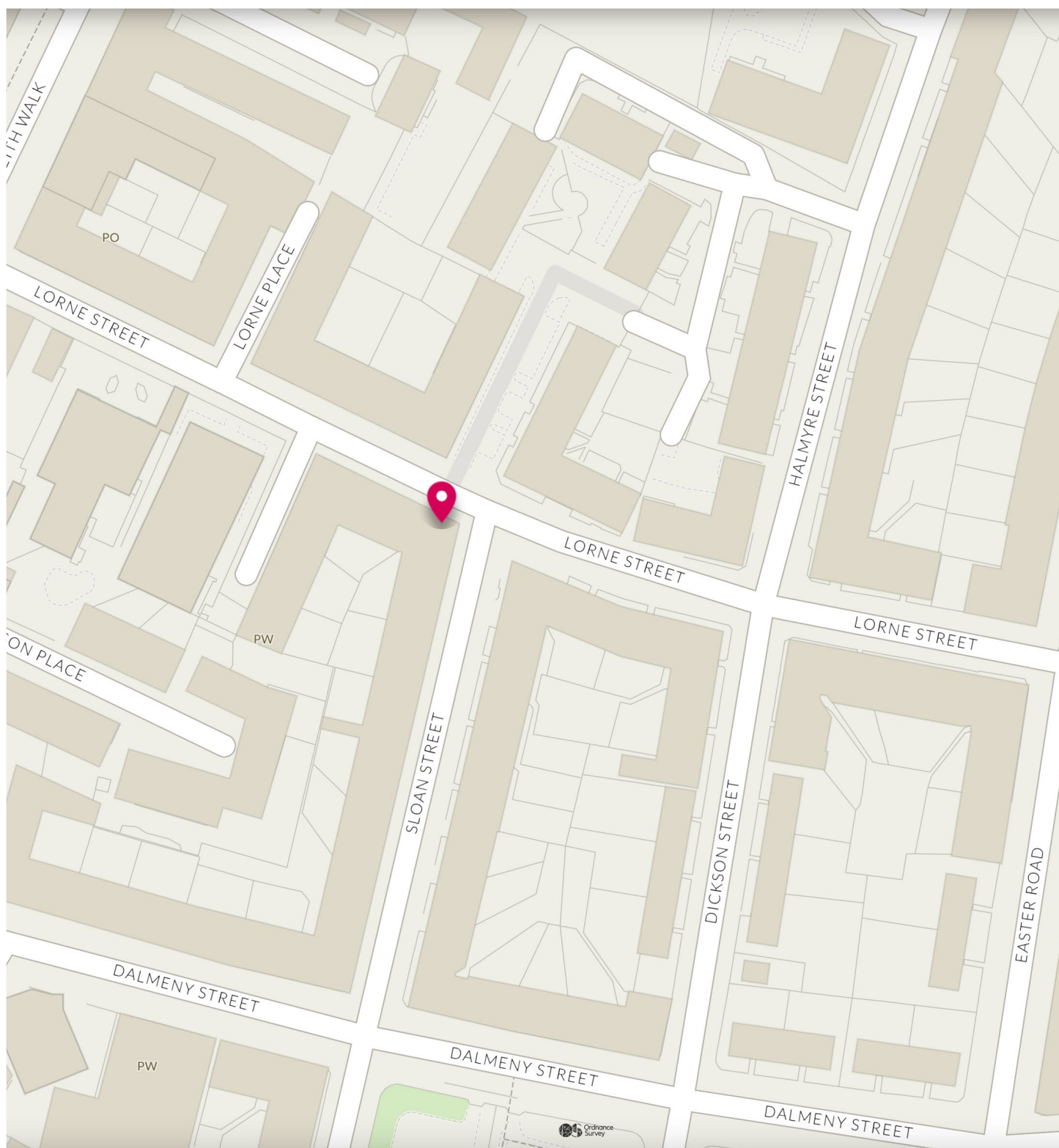
# Floor Plan



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Many would consider Edinburgh's Leith 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. Leith is an established, independent community and 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 its own amenities with several surgeries and a choice of dentists. The Shore 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 also a simple matter of a short walk into the City Centre, with the option of using one of the many and frequent bus services that use this route. The Edinburgh tram service is also being extended along Leith Walk giving a direct connection to Edinburgh Airport. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City Bypass.



# McEwan Fraser Legal

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