



Top floor corner position with fantastic views along the length of Leith Walk toward the city centre.



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CHAIN FREE - McEwan Fraser Legal is delighted to present this larger than average one bedroom flat to the market. The property enjoys a top floor corner position with fantastic views along the length of Leith Walk toward the city centre. There is scope for upgrading the flat giving an incoming purchaser the opportunity to really make their mark on their new home.

The property comprises a generous reception room with corner bay window, a large dining kitchen, double bedroom and bathroom. Further benefits include gas central heating, double glazing and a communal rear garden.



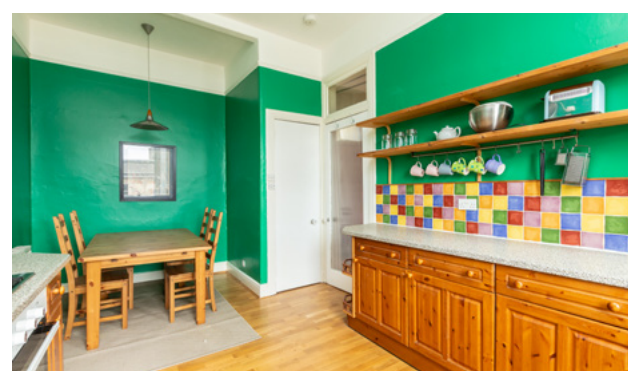
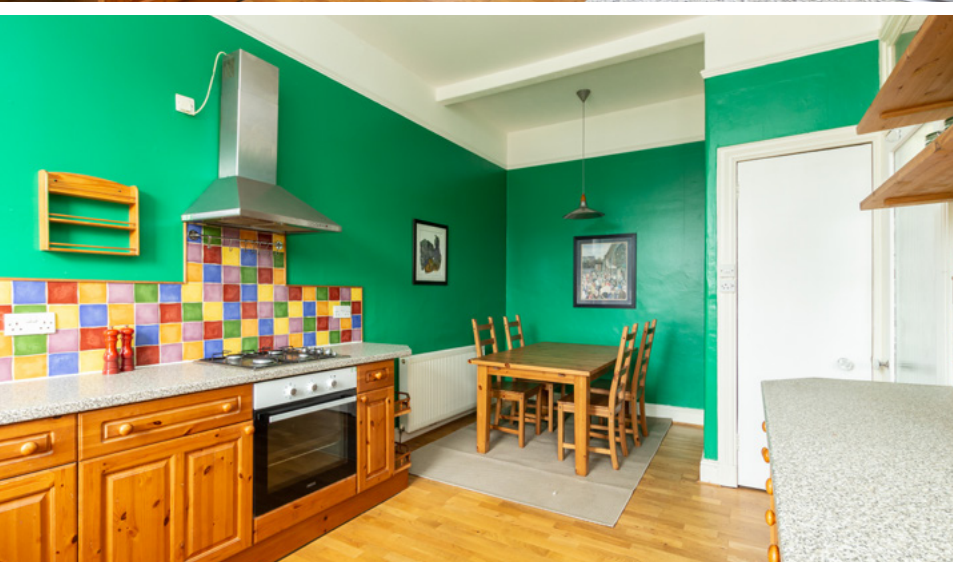


The internal accommodation is focused towards the generous reception room which is neutrally finished, includes a real wood engineered floor and has retained a host of period features. There is plenty of space for a variety of different furniture configurations. The large dining kitchen is a superb addition to the entertaining space. There are a range of base mounted units that offer plenty of prep and storage space. Flats of this type are often developed into two-bed apartments by the remodelling of the dining kitchen into an open plan kitchen reception.

Internal viewing is highly recommended to fully appreciate the proportions on offer.

The Lounge

Kitchen/Diner





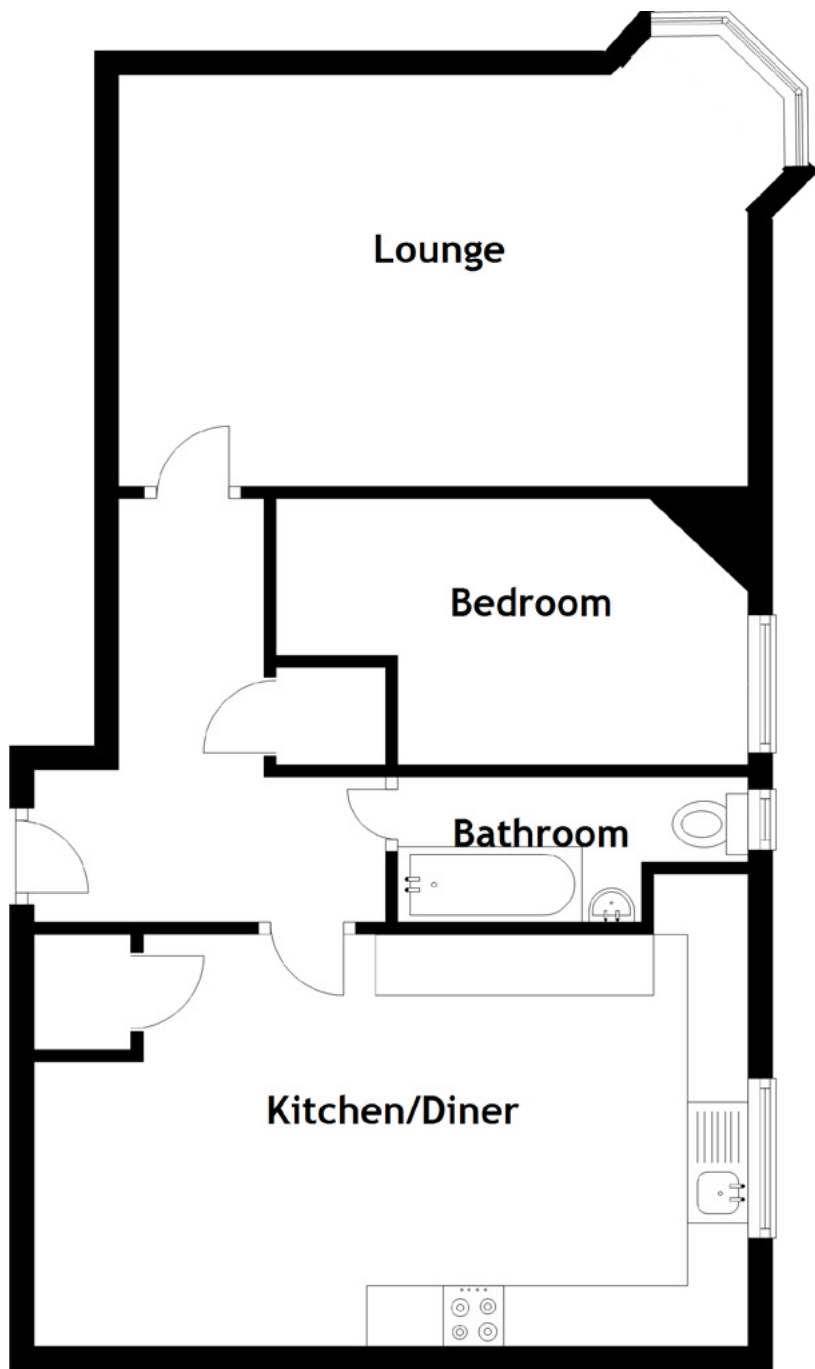
The Bedroom





The Bathroom





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.90m (19'4") x 3.40m (11'2")
Lounge	5.20m (17'1") x 3.40m (11'2")
Bedroom	3.90m (12'10") x 2.20m (7'3")
Bathroom	2.90m (9'6") x 1.20m (3'11")

Gross internal floor area (m²): 56m²

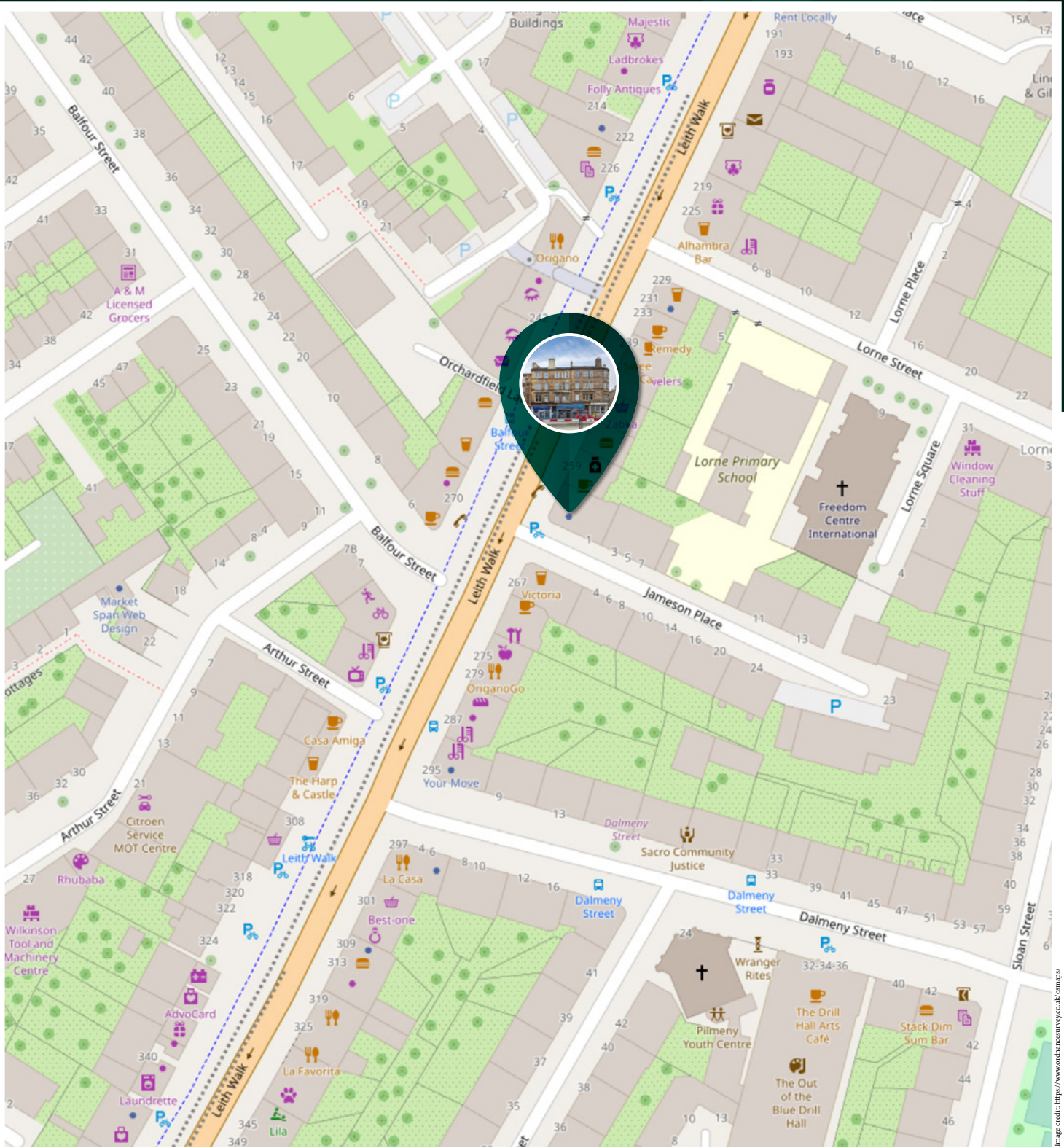
EPC Rating: D



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.



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