

# 58/6 North Fort Street

EDINBURGH, EH6 4HN



*Beautifully Presented Two Bedroom Flat In  
Edinburgh's Popular Area of Newhaven*



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McEwan Fraser Legal is delighted to present this 2 bedroom flat in Leith. The property is in walk-in condition. It is an ideal purchase for first-time buyers, investors and those looking to increase the size of their home. The property has excellent transport links into the city centre.

# THE LIVING ROOM



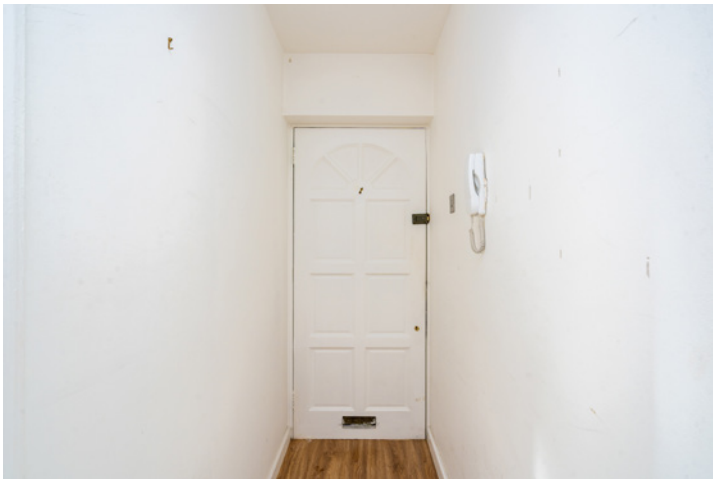
Internally, the property briefly comprises a neutral, bright hallway leading to a generously spaced lounge with ample floor space for the full living room suite and a dining room table. This leads on to the fully fitted kitchen, with a separate nook, perfect for a freestanding fridge/freezer.



# THE KITCHEN







The first of two double bedrooms is to your immediate right as you enter. This room benefits from an abundance of light flow and built-in wardrobe space. The second bedroom is currently set up as a storage space but would easily fit a double bed. A partially tiled three-piece bathroom completes the accommodation.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2





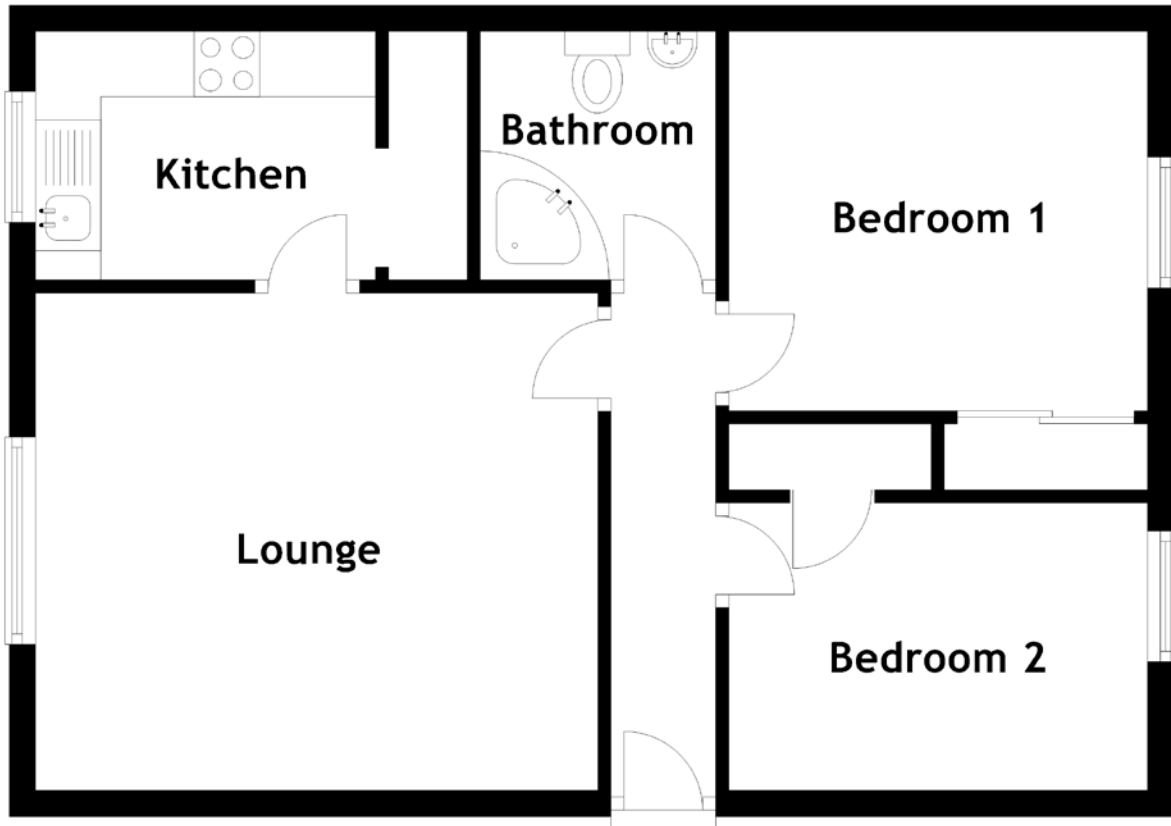
This is a rare opportunity to acquire a central flat in a fantastic location.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

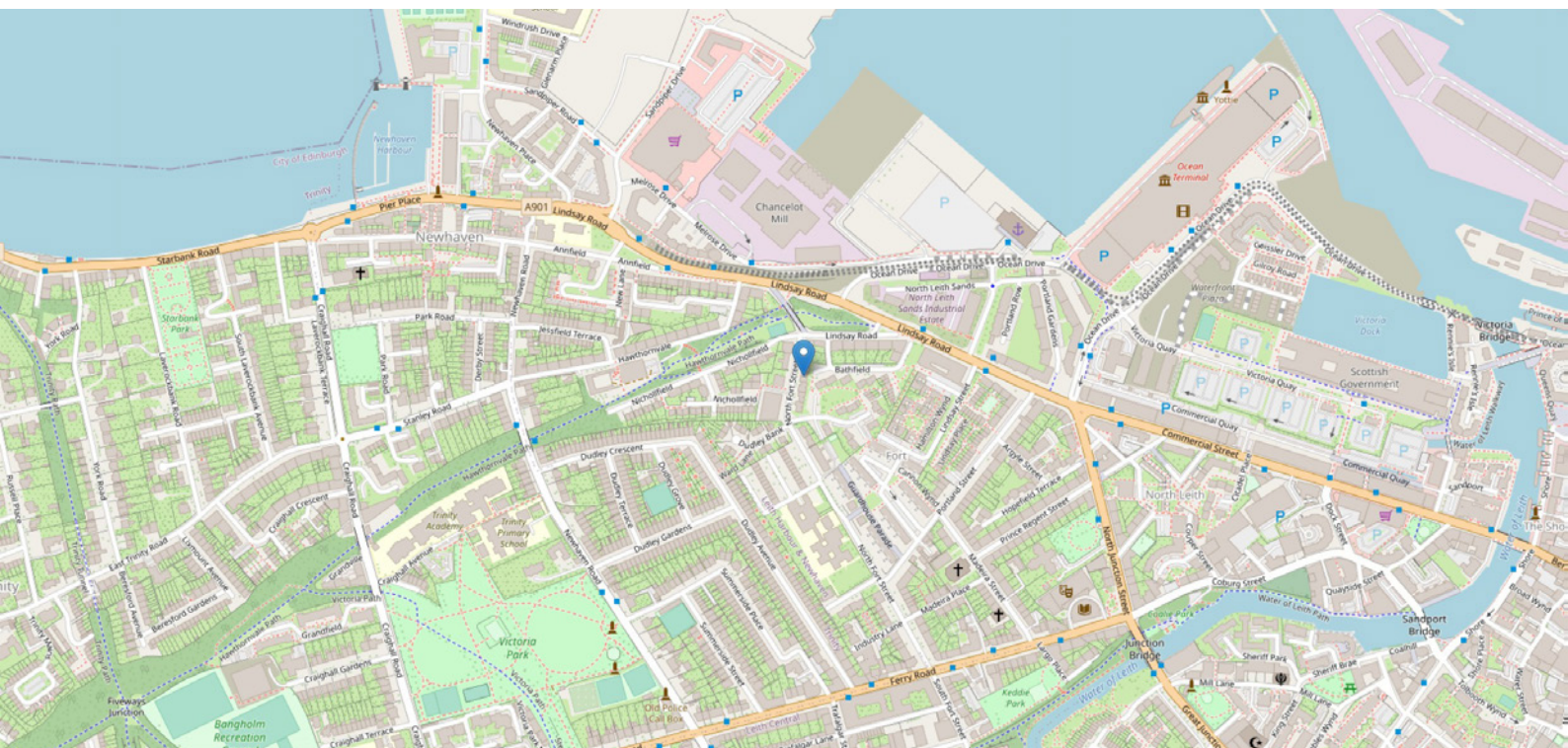


Approximate Dimensions  
(Taken from the widest point)

Lounge 4.30m (14'1") x 3.80m (12'6")  
Kitchen 2.60m (8'6") x 1.90m (6'3")

Bathroom 1.90m (6'3") x 1.80m (5'11")  
Bedroom 1 3.20m (10'6") x 2.90m (9'6")  
Bedroom 2 3.20m (10'6") x 2.20m (7'2")

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Newhaven is a popular residential area situated to the north of Edinburgh city centre. The area consists of a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates. A few moments away, The Shore provides a host of café's, galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world.







There is a 24 hour Asda store and Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs. A number of open air recreational facilities are within easy reach of the property. Great Junction Street provides more facilities including the usual banking, building society and Post Office services. The Royal Botanic Gardens, a number of public parks and the picturesque village and harbour of Newhaven always provide pleasant destinations of an afternoon walk.

Regular bus services run to and from the city centre and surrounding areas.



# McEwan Fraser Legal

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