

23/1 Halmyre Street

LEITH, EDINBURGH, EH6 8QB



WELL PRESENTED ONE-BEDROOM,
GROUND FLOOR FLAT



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McEwan Fraser is delighted to present this stylish, one-bedroom, ground floor flat to the market. The property is presented to the market in excellent internal order and would make an ideal first-time buy or sound buy-to-let investment.

Accommodation is focused on a beautiful open-plan kitchen/living room. Naturally bright, neutrally decorated and finished with quality laminate flooring, the living room has plenty of space for a large sofa and breakfast table. To the rear, you find a well-equipped modern kitchen with a breakfast bar. The kitchen includes a good range of base and wall-mounted units set against a tiled splash-back. Gas hob and electric oven are integrated and space is provided for a free-standing fridge. The room also enjoys integrated storage which includes space for the washing machine. The bedroom is a double with space for free-standing wardrobes. The flat enjoys a contemporary bathroom that is partially tiled and finished with a three-piece white suite with shower over bath.

Further benefits include a secure entry system, communal garden, gas central heating and double glazing.

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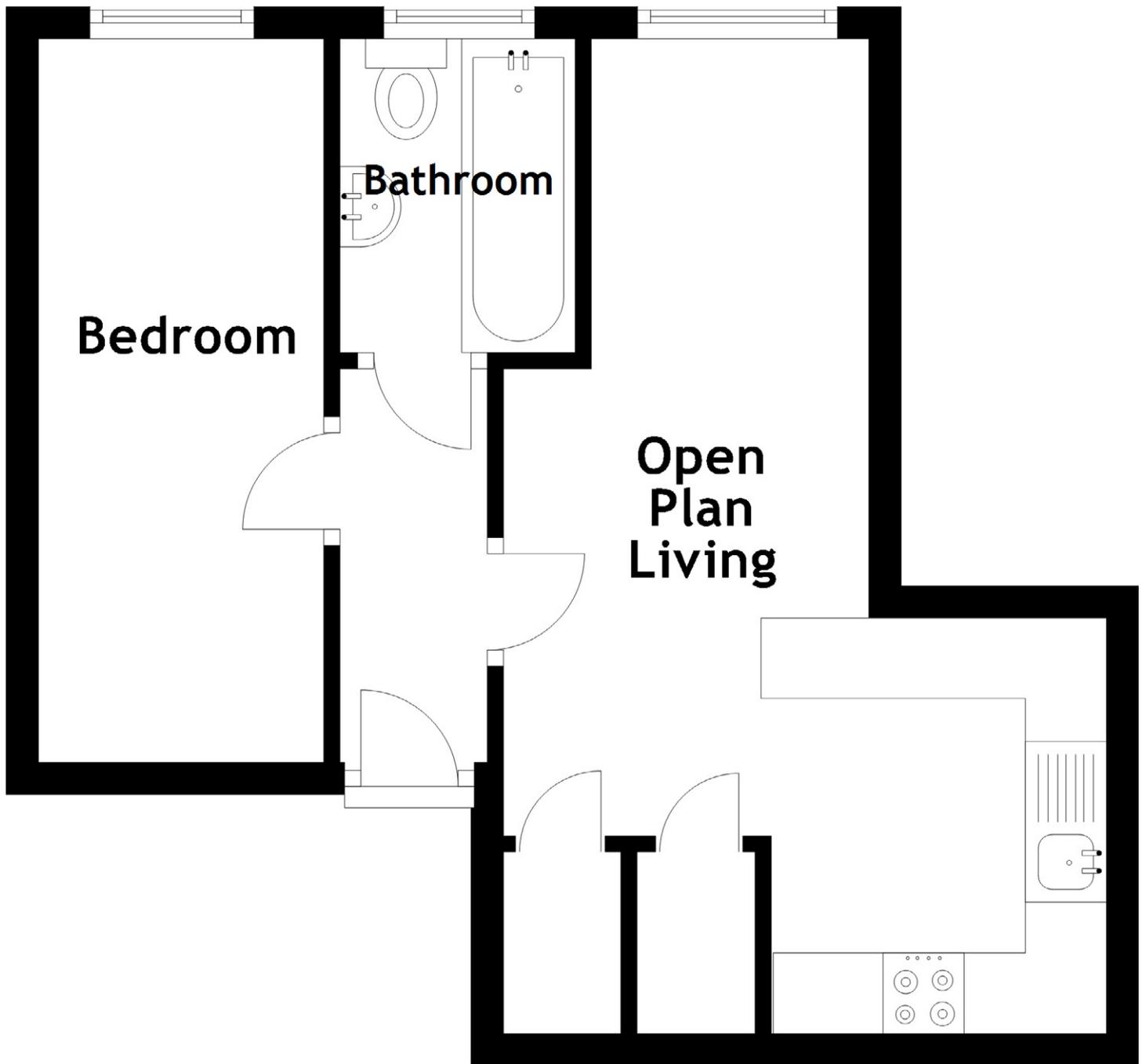




The Bedroom







Approximate Dimensions

(Taken from the widest point)

Open Plan Living 6.18m (20'3") x 3.72m (12'2")

Bedroom 4.50m (14'9") x 1.76m (5'9")

Bathroom 1.95m (6'5") x 1.45m (4'9")

Gross internal floor area (m²): 39m²

EPC Rating: D

VIRTUAL TOUR CAN BE VIEWED [HERE](#)



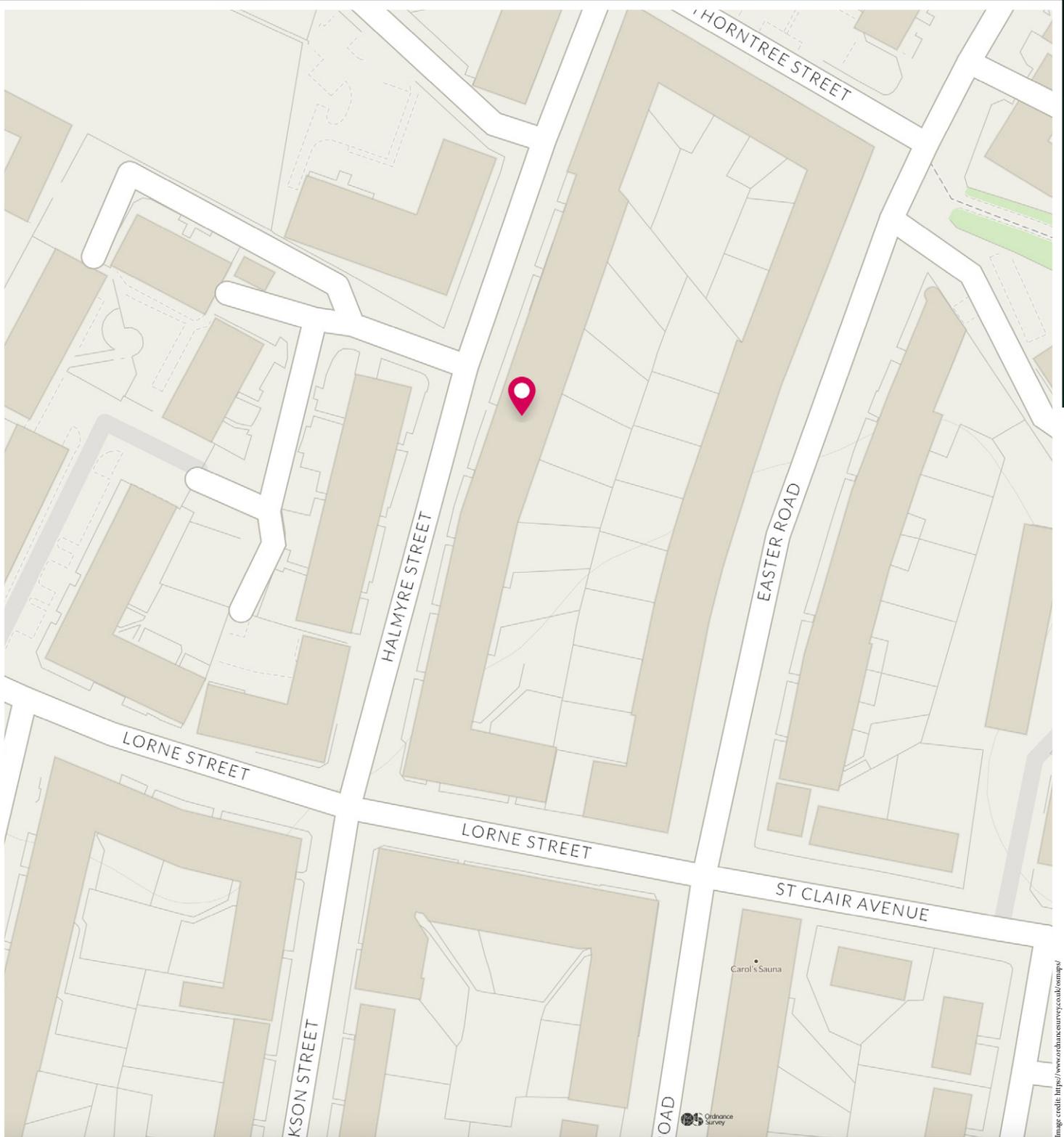
The Garden





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

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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