

19/2 Gordon Street

LEITH, EDINBURGH, EH6 8TA



GROUND FLOOR TWO BED
FLAT IN LEITH



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this two bedroom flat situated on Gordon Street in Leith. The property makes the perfect home or lucrative investment opportunity.

As you step into the flat, you'll immediately appreciate the care taken in its rejuvenation. Fresh coats of paint grace the walls, infusing the space with a renewed vibrancy. Brand new carpets have been laid, creating a soft and welcoming foundation for every step you take. The heart of this flat is its spacious living room, providing a versatile canvas for your personal touch. Adjacent to the living room, the kitchen stands ready with its functional layout, offering both efficiency and convenience. The ample worktop space is perfect for the keen cook. Restful nights await in the two well-proportioned bedrooms, each boasting ample space and natural light. The thoughtful design ensures that storage is never a concern, as you'll find plenty of room to stow away belongings effortlessly both in the master bedroom and the more in the hall.

Beyond the interior, the property's location enhances its appeal. Situated in a ground floor setting, accessibility is a given, making it an ideal choice for those seeking a comfortable and easily navigable living space.





The Kitchen





Bedroom 1

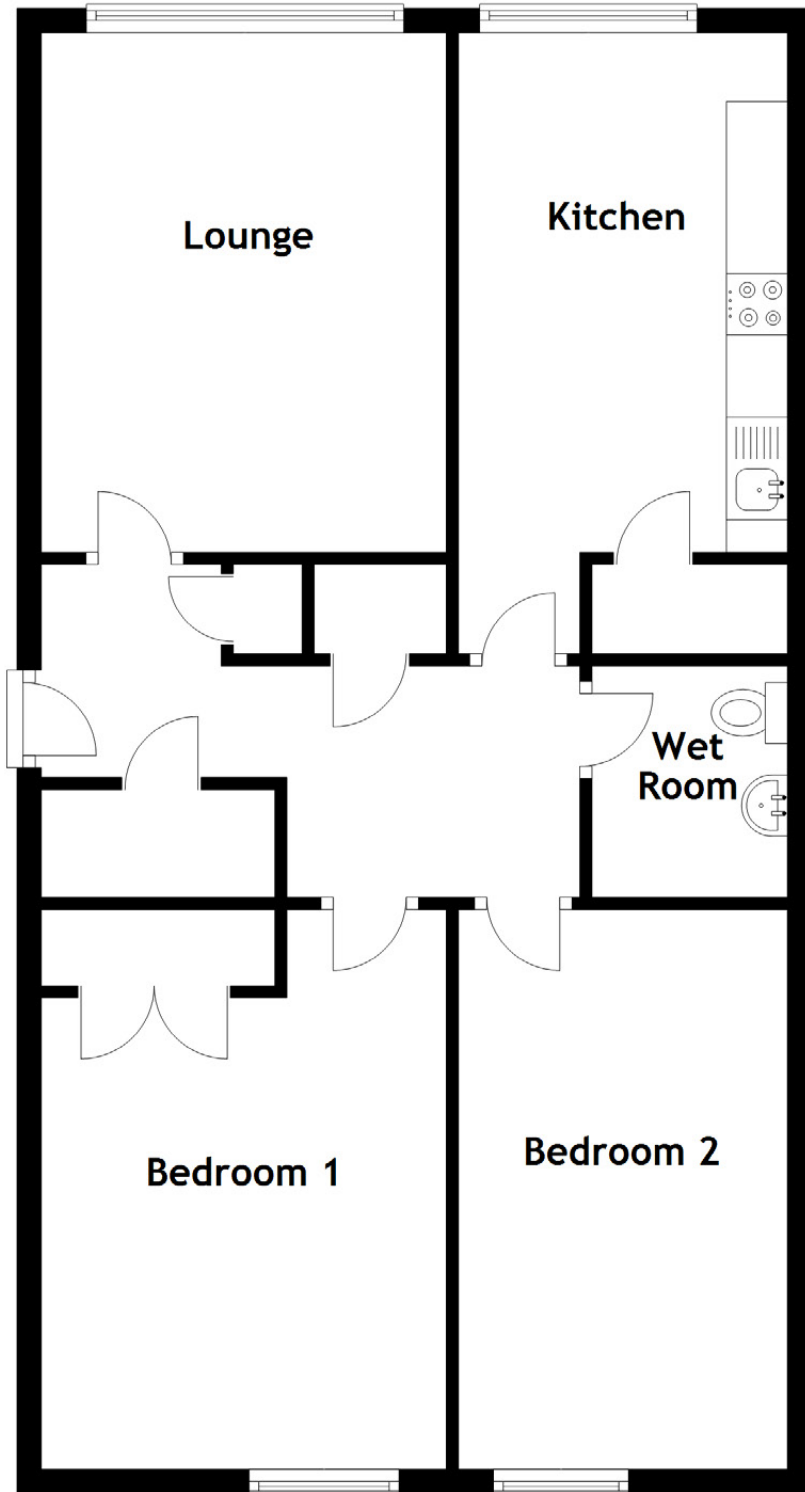




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	4.27m (14') x 3.32m (10'11")
Kitchen	5.10m (16'9") x 2.70m (8'10")
Bedroom 1	4.60m (15'1") x 3.32m (10'11")
Bedroom 2	4.60m (15'1") x 2.70m (8'10")
Wet Room	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 73m²

EPC Rating: C



REAR OF PROPERTY



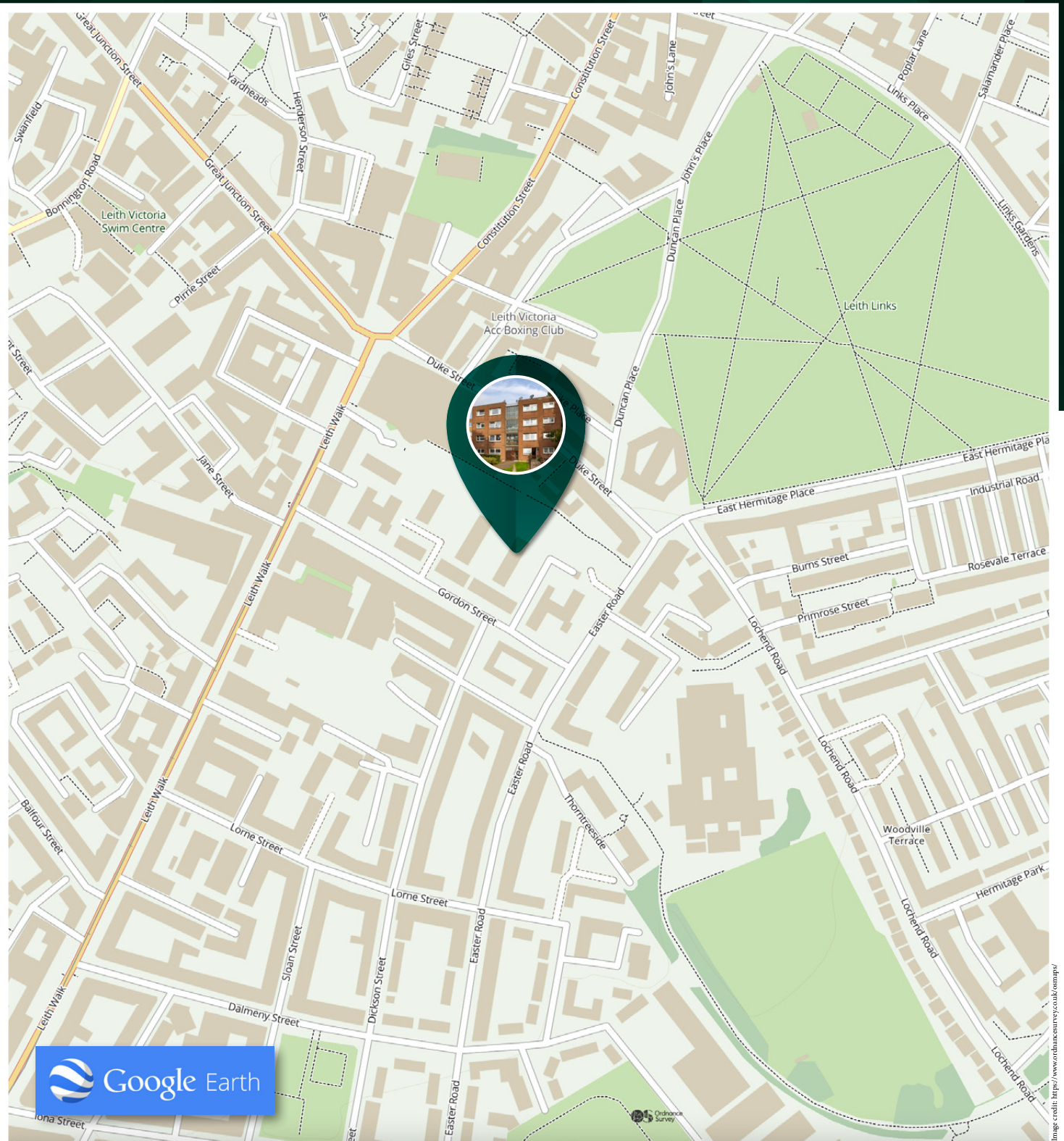


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.