

18/1 Edina Place

LEITH, EDINBURGH, EH7 5RP



Spacious one-bedroom flat in Edinburgh's popular area of Leith, just a short walk to the tram



0131 524 9797



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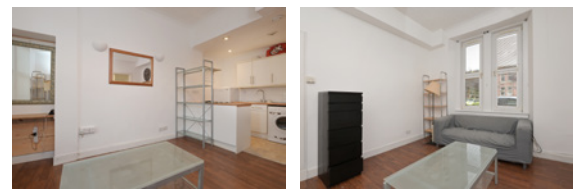


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McEwan Fraser Legal is delighted to present this well-looked-after one-bedroom flat in Edinburgh's ever-desirable area of Leith.

THE LIVING ROOM/KITCHEN



Inside, the property comprises a spacious living/dining area, which offers various possibilities for furniture options. The fully equipped kitchen is fitted with freestanding white goods, a fan oven and an electric hob. Tucked away in the open plan living/kitchen/dining space, and benefitting from the large windows flooding the space with light.





The bedroom is large and generously proportioned with a big double bed and space for freestanding storage options as well as a large walk-in wardrobe. There is one bathroom which is fitted with a modern white three-piece suite and a shower over the bath.

In addition, the property includes central heating and double-glazed windows, making the property cosy and cost-effective, year-round. Ideal for a first-time buyer or buy-to-let investor.

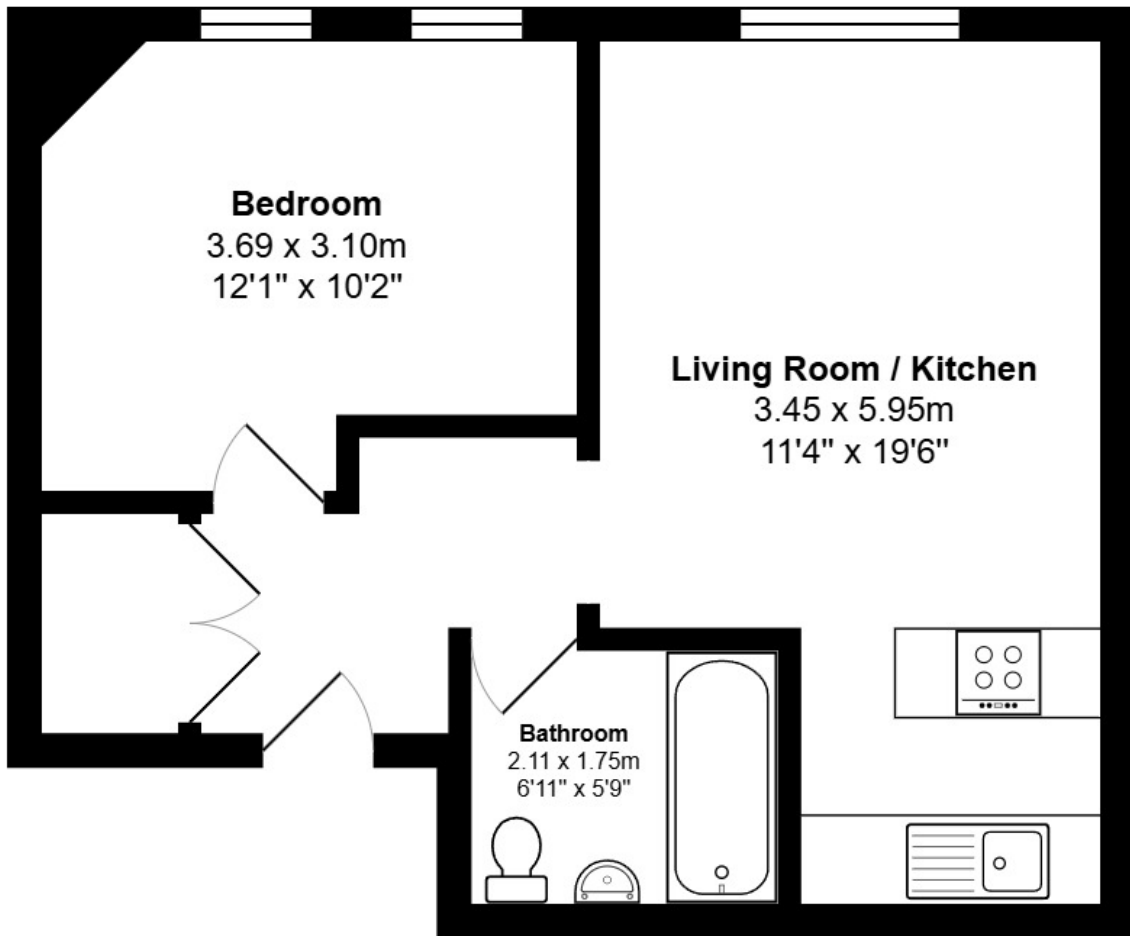
THE BATHROOM



THE BEDROOM

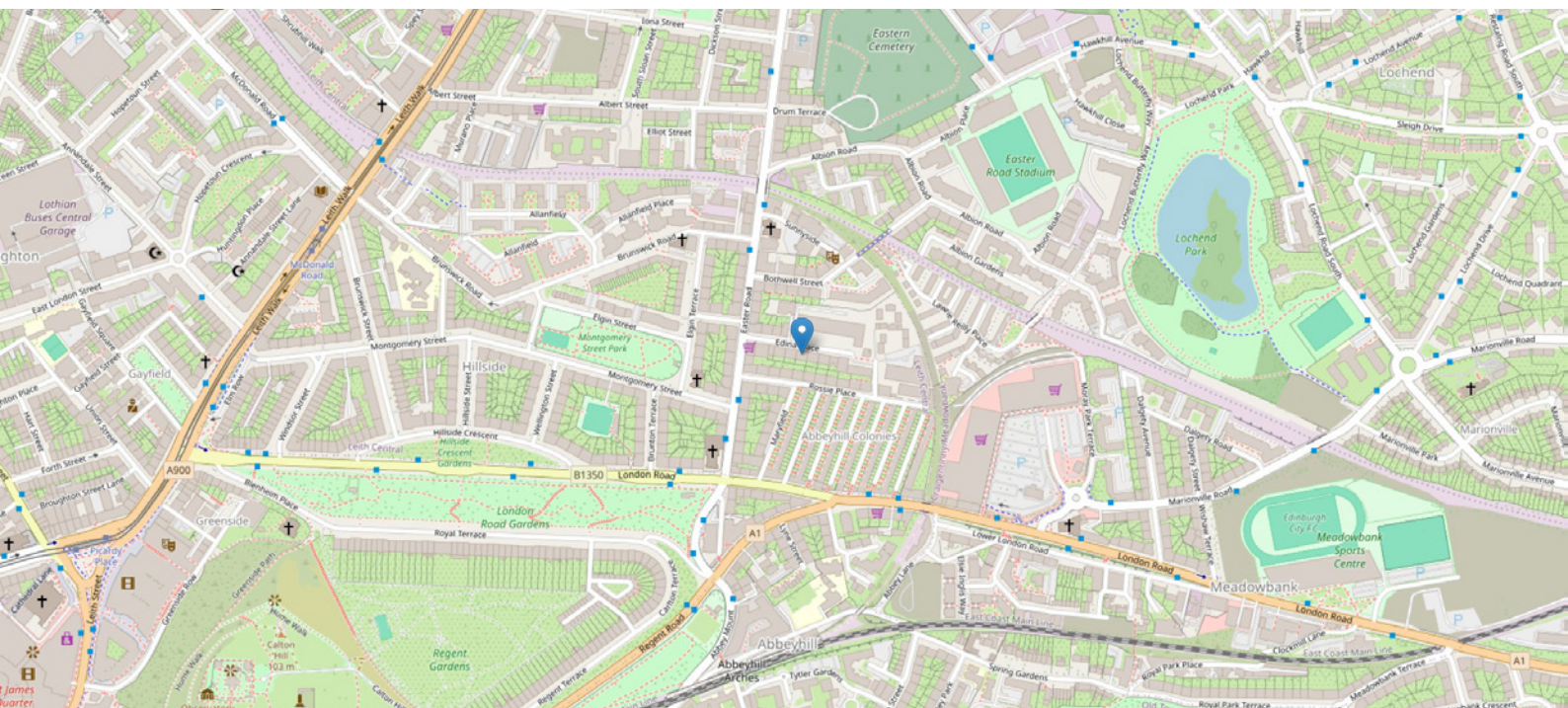


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 38m² | EPC Rating: D



THE LOCATION

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 a 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. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

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. 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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