



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**341(2F2) Easter Road**  
LEITH, EDINBURGH, EH6 8JG



*Location*  
*Images: Leith Links*  
*Leith Walk*  
*The Shore*

Edinburgh city centre, including Waverly Rail Station, can be easily accessed by bus from this property, making it an ideal location for anyone working in the city centre or looking to commute for work, or just to access city centre shopping, it is situated in the very

heart of Leith which many would consider being one of the city's best served suburban shopping centres. It is often considered to be an independent community and has a bright lively atmosphere. There are exceptionally wide choices of

shopping facilities as well as several banks, building societies and a Post Office. There are excellent choices of places to eat and drink and several places of entertainment, the most notable of which being The Edinburgh Playhouse Theatre. A few minutes by bus takes you to Ocean Terminal

where further shops, restaurants and cinemas can be found. The Shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable place.



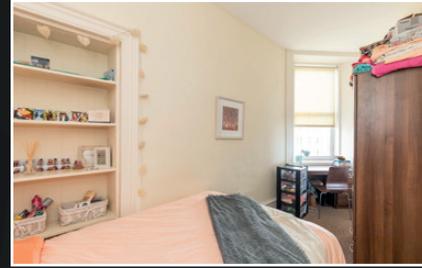
An excellent opportunity has arisen to acquire this large four-bedroom second-floor flat, located within the Easter Road area of Edinburgh while making for an ideal buy-to-let opportunity.

Internally this accommodation is in good decorative order, while briefly

consisting of an entrance hallway with a large storage cupboard, a bright and spacious lounge with beautiful cornicing and a fully fitted kitchen/diner which benefits from an integrated electric 4 hob/oven, extractor hood, dishwasher and a large utility cupboard. There are also four double bedrooms,

two of which have built-in storage and a three-piece, partially tiled bathroom with an over-head shower and a heated towel rail. This property also benefits from; gas central heating, full double glazing and high ceilings throughout, door entry system and

a communal rear garden, accessed via the stairway and more than adequate on-street parking to accommodate for residents and visitors alike. Viewing of this property is highly recommended.



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.04m (16'6") x 3.25m (10'8")
Kitchen	3.21m (10'7") x 2.65m (8'8")
Bedroom 1	4.24m (13'11") x 2.90m (9'6")
Bedroom 2	5.44m (17'10") x 2.07m (6'9")
Bedroom 3	3.35m (11') x 2.22m (7'3")
Bedroom 4	3.80m (12'6") x 1.98m (6'6")
Bathroom	3.93m (12'11") x 1.28m (4'2")

Gross internal floor area (m<sup>2</sup>): 98m<sup>2</sup>

EPC Rating: D

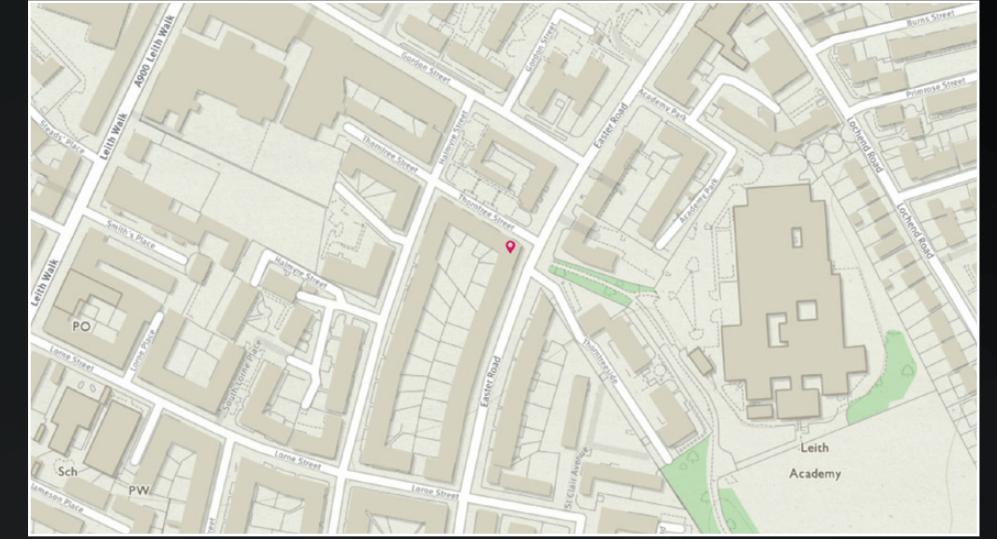


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Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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 Photographer



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**ALAN SUTHERLAND**  
 Designer