



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**19/12 Spey Terrace**

LEITH, EDINBURGH, EH7 4PX





# Leith

EDINBURGH, EH7 4PX

This property is situated in the very heart of Leith and many would consider this 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 by bus takes you to Ocean Terminal where further shops, restaurants and cinema can be found.

Many would consider Leith to be an independent community, of course, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere.

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 area.

Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the City Bypass.





# 19/12 Spey Terrace

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An excellent opportunity has arisen to acquire this highly desirable one bedroom top-floor flat, well located within the popular Leith area of Edinburgh while making for an ideal buy-to-let opportunity or city center residence. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway with a shelved linen cupboard, an open plan, partially tiled lounge/kitchen/diner which benefits from an integrated four-ring gas hob/oven, extractor hood, under-unit lighting, a feature gas fire and a storage cupboard which also houses the boiler.

There is a spacious double bedroom and a three-piece, partially tiled shower-room with a chrome heated towel rail.

This property also benefits from door entry system, gas central heating, full double glazing, a communal garden to the rear of the property, accessed via the stairway and more than adequate unrestricted on-street parking to accommodate residents and visitors alike.

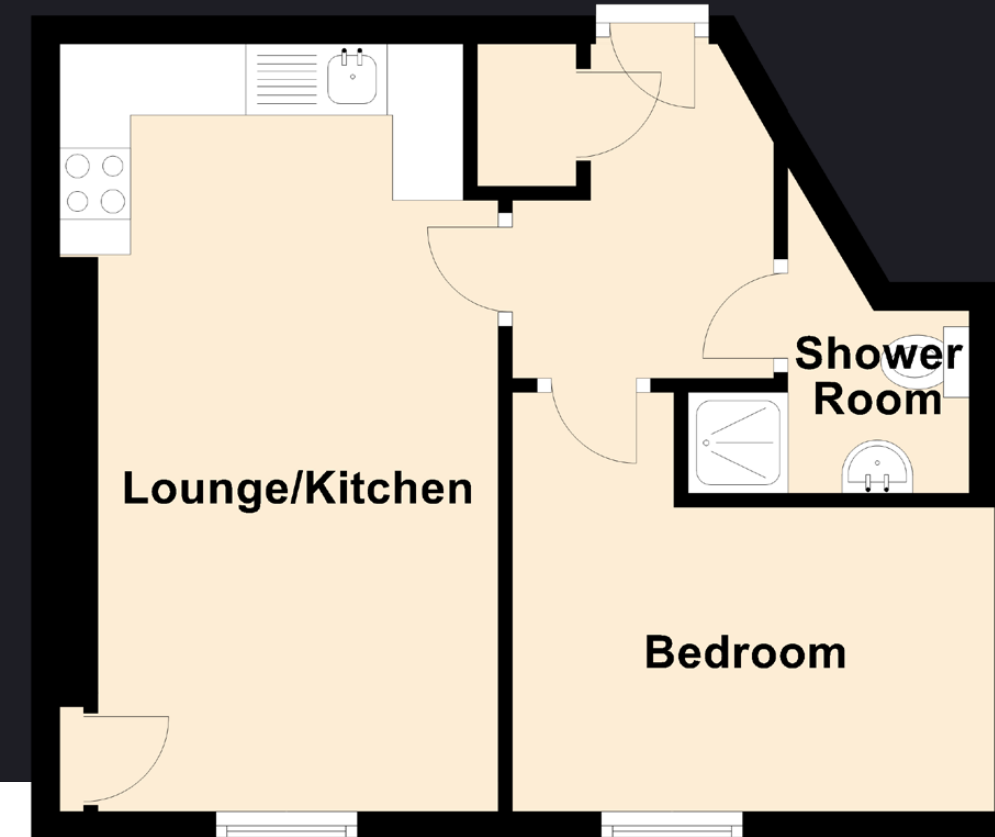






# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

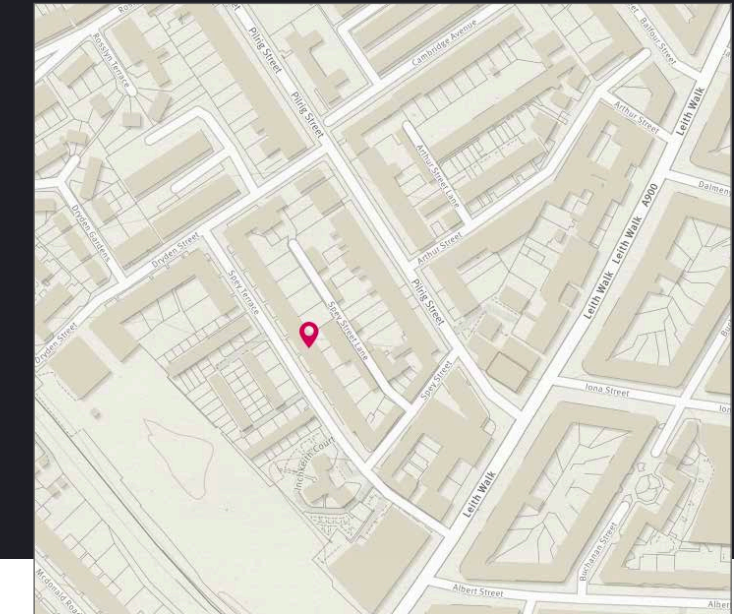


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.42m (17'9") x 3.10m (10'2")
Bedroom	3.41m (11'2") x 2.96m (9'9")
Shower Room	1.80m (5'11") x 0.98m (3'3")

Gross internal floor area (m<sup>2</sup>): 34m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.






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