

27/4 Edina Place

EDINBURGH, EH7 5RN



*Superb two-bedroom duplex apartment with
dedicated office close to Edinburgh City Centre*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this superb two-bedroom duplex apartment to the market. Set behind well maintained communal gardens, the property forms part of a converted map factory. The industrial nature of the original building has an impressive impact on the property with high ceilings, big windows and some unusual period features which has resulted in a property that must be viewed to be fully appreciated.

THE LIVING ROOM



Internal accommodation is focused on a generous living room which offers ample floor space for a variety of different furniture configurations. This will give the new owner plenty of scope to create their ideal entertaining space. The living room enjoys high ceilings and superb levels of natural light. To one end, a door leads through to a dedicated home office. While useful, the office could be easily converted to further increase the living space.

THE OFFICE



The ground floor level also includes the kitchen and the smaller of the two double bedrooms.

THE KITCHEN



BEDROOM 1





Climbing the stairs, a large double bedroom faces the front of the property. Both bedrooms are generous doubles with plenty of floor space for a full suite of furniture alongside integrated wardrobes.

The accommodation is completed by a stunning bathroom which is partially tiled and includes his and hers sinks, a free-standing bath and separate shower.

BEDROOM 2

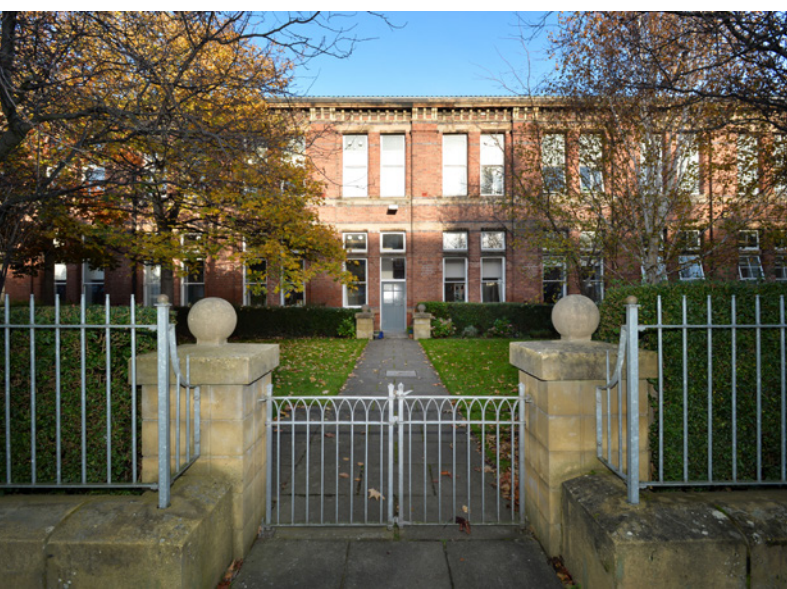


THE BATHROOM

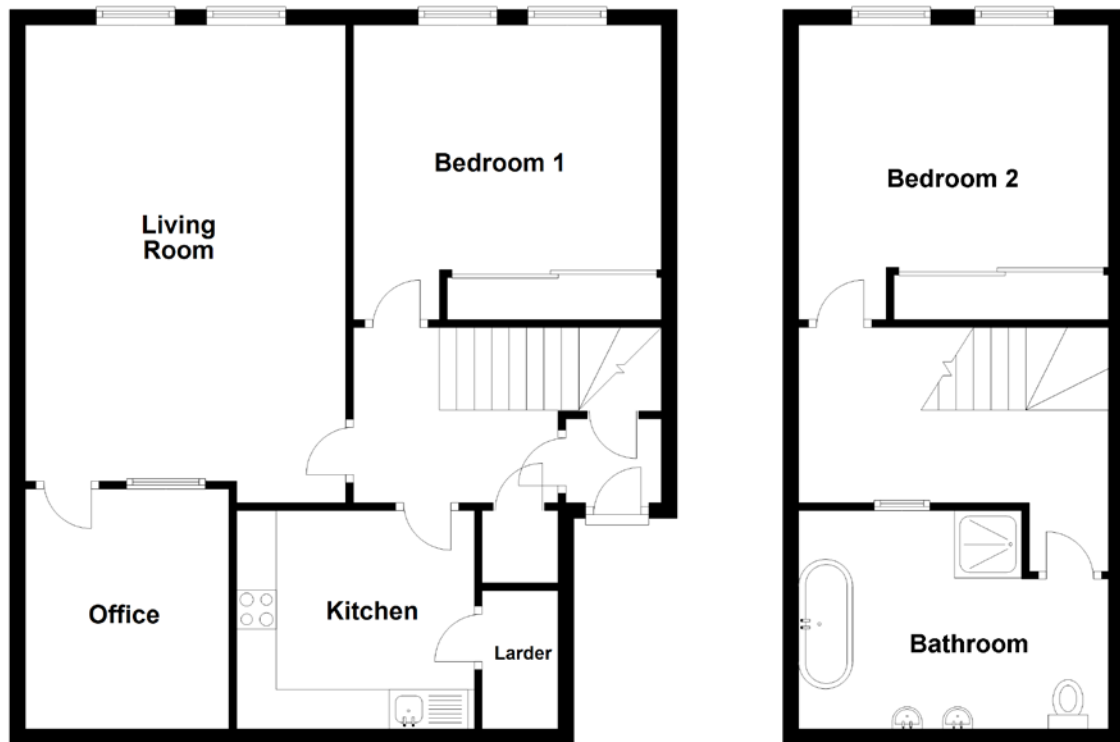


This property also benefits from white meter heating, full double glazing, a secure door entry system and private gated parking to the rear of the property. There is also adequate on-street parking for visitors.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



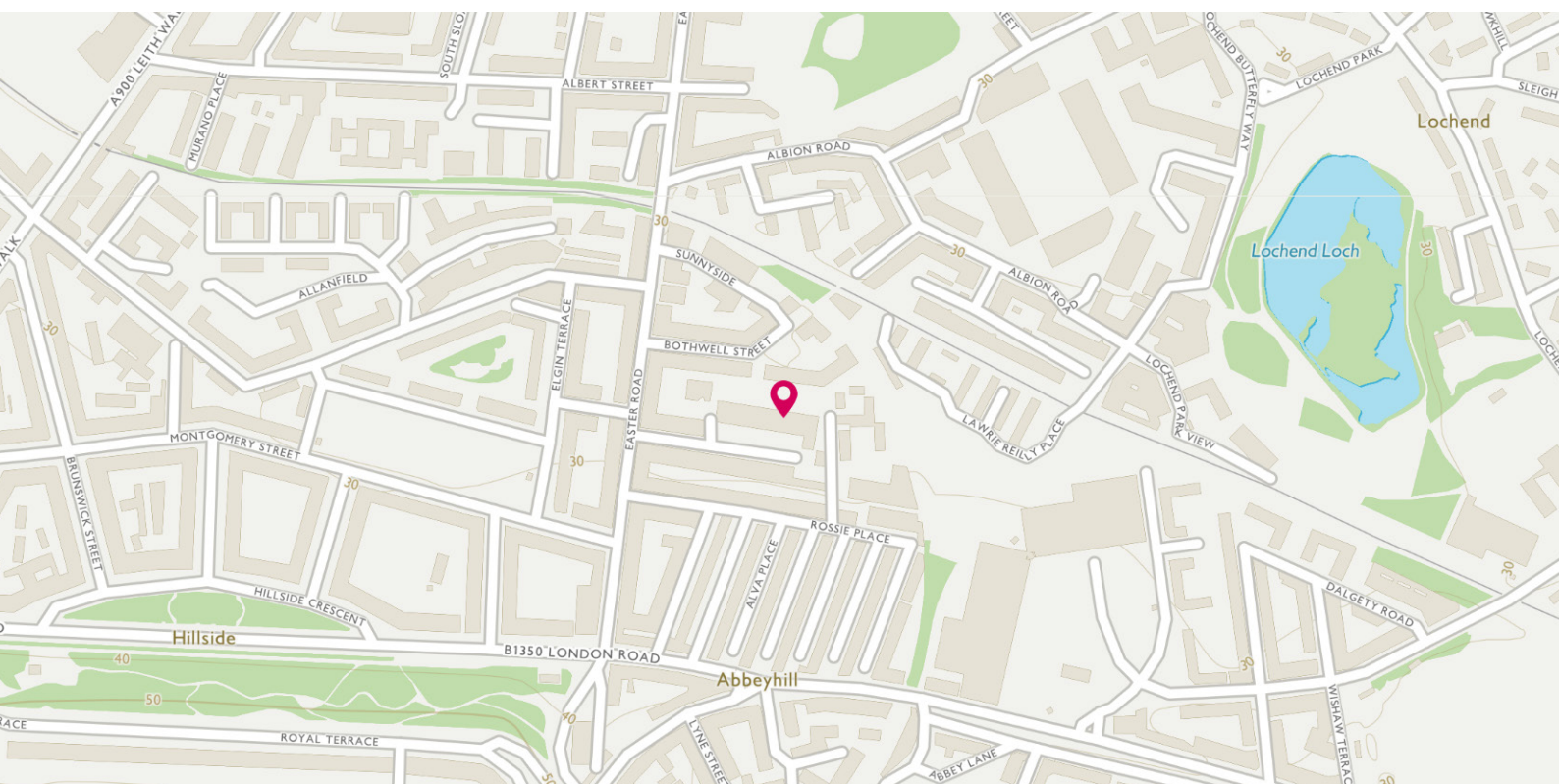
Approximate Dimensions (Taken from the widest point)

Living Room	6.07m (19'11") x 4.06m (13'4")
Office	3.04m (10') x 2.58m (8'6")
Kitchen	3.01m (9'11") x 2.74m (9')
Larder	1.75m (5'9") x 0.96m (3'2")

Bedroom 1	3.90m (12'10") x 3.73m (12'3")
Bedroom 2	3.92m (12'10") x 3.89m (12'9")
Bathroom	4.12m (13'6") x 2.88m (9'5")

Gross internal floor area (m²): 104m²

EPC Rating: D



THE LOCATION

Situated in the eastern quarter of the capital, Abbeyhill is a popular choice for young professionals owing to its fantastic amenities and proximity to the city centre. The area also enjoys beautiful views southwards towards Salisbury Crags and Arthur's Seat.





A bustling thoroughfare, Easter Road itself is lined with an array of local shops, artisan cafes and businesses, while nearby Meadowbank Retail Park caters for a plethora of needs, with outlets including a Sainsbury's supermarket and a TK Maxx. With its diverse blend of traditional pubs, trendy bars and restaurants, residents of Easter Road have a vibrant social scene right on their doorstep. In addition, neighbouring Leith boasts The Shore, a district which is packed with fashionable bars and eateries, including two Michelin-star restaurants.

For a taste of the great outdoors, local parks and green spaces include Lochend Park, Leith Links and Holyrood Park. For more rigorous exercise, the state of the art Meadowbank Sports Centre will be a magnificent addition to the area.

The area is served by excellent public transport including regular bus links across the city, and also allows easy access to the A1, Edinburgh City Bypass and the M8/M9 motorway network.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
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.