



*SPACIOUS ONE BEDROOM FLAT IN EDINBURGH'S
HIGHLY SOUGHT AFTER AREA OF LEITH*



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McEwan Fraser Legal is delighted to present this spacious one-bedroom flat in Edinburgh's highly sought-after area in Leith.

Inside, the property comprises a fully equipped kitchen which is situated in the open-plan living/dining room. The space is very flexible and offers multiple options for furniture arrangements. One generously proportioned double bedroom which includes a built-in wardrobe and plenty of space for additional furniture. The shower room is configured to make the most of the space on offer with a large shower, toilet and basin.

In addition, the flat has access to the maintained communal rear garden. The property benefits from free on-street parking and a residents parking area within the immediate vicinity and the flat comes fitted with double-glazed windows, making for a warm flat, year-round.





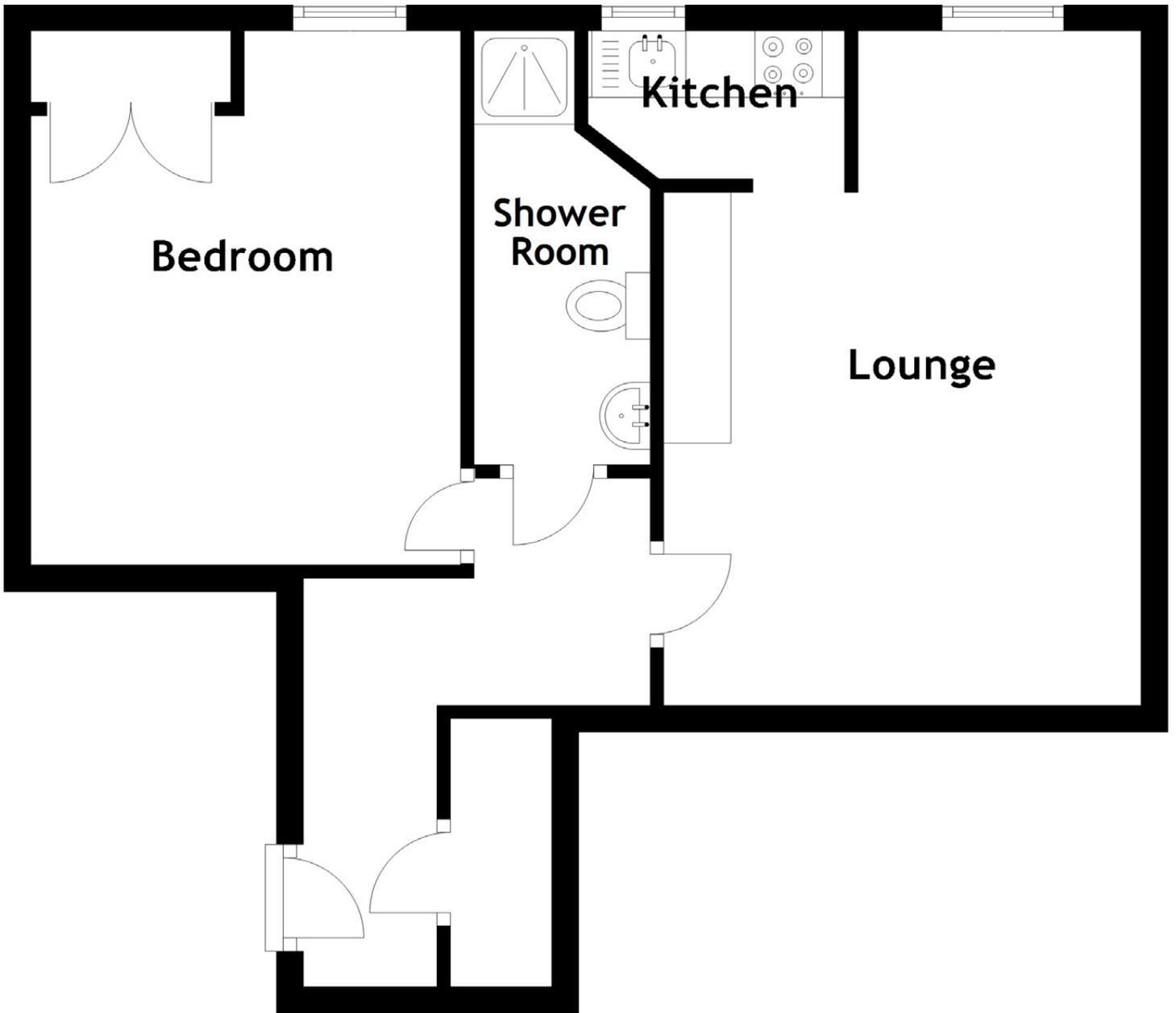




The Bedroom







Approximate Dimensions

(Taken from the widest point)

Lounge	5.06m (16'7") x 3.55m (11'8")
Kitchen	1.58m (5'2") x 1.11m (3'8")
Bedroom	4.00m (13'2") x 3.20m (10'6")
Shower Room	3.25m (10'8") x 1.31m (4'4")

Gross internal floor area (m²): 47m²

EPC Rating: E

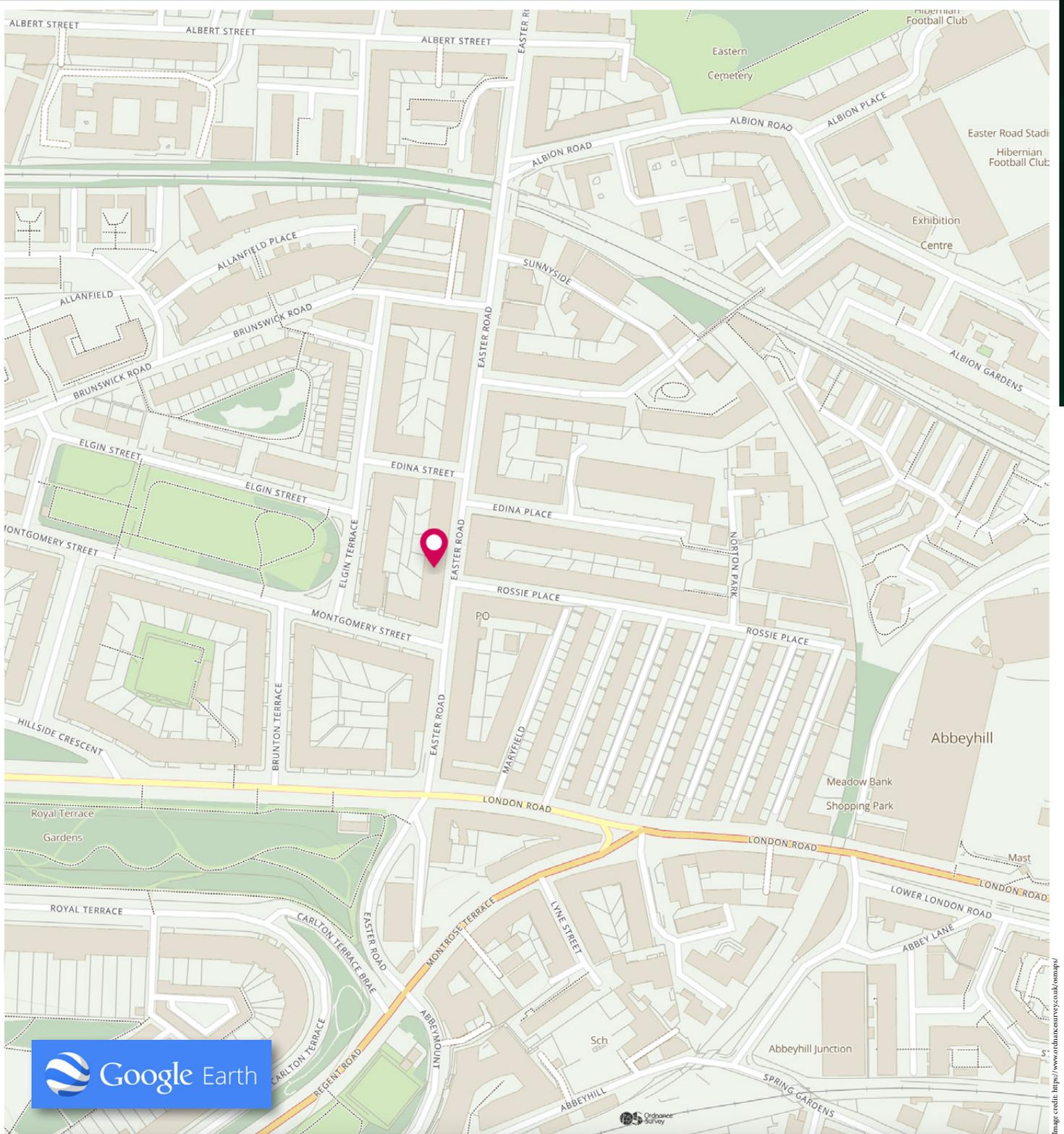




Situated in the eastern quarter of the capital, Easter Road is a popular choice for young professionals owing to its fantastic amenities and proximity to the city centre. Famed as the home of Hibernian Football Club, the area also enjoys beautiful views southwards towards Salisbury Crags and Arthur's 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.

And just a short walk away in neighbouring Leith, The Shore district 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, or for more rigorous exercise, Leith Victoria Swim Centre offers diverse fitness facilities.



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