



*SPACIOUS ONE BEDROOM  
GROUND FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this one bedroom ground floor flat in this central location.

Inside, the property comprises of:

- Fully equipped dining kitchen which is very generously proportioned kitchen with ample storage and space for free-standing appliances.
- Spacious living area with front facing windows and offers various possibilities for furniture arrangements.
- The flat has one double bedroom and there is a box room which can be accessed from the lounge.
- There is a two piece WC and separate shower room in the property which makes the most of the space on offer.

In addition to this, the property benefits from gas central heating, double glazed windows, on-street permit parking, a private front garden, and a communal rear garden for residents.



# The Kitchen

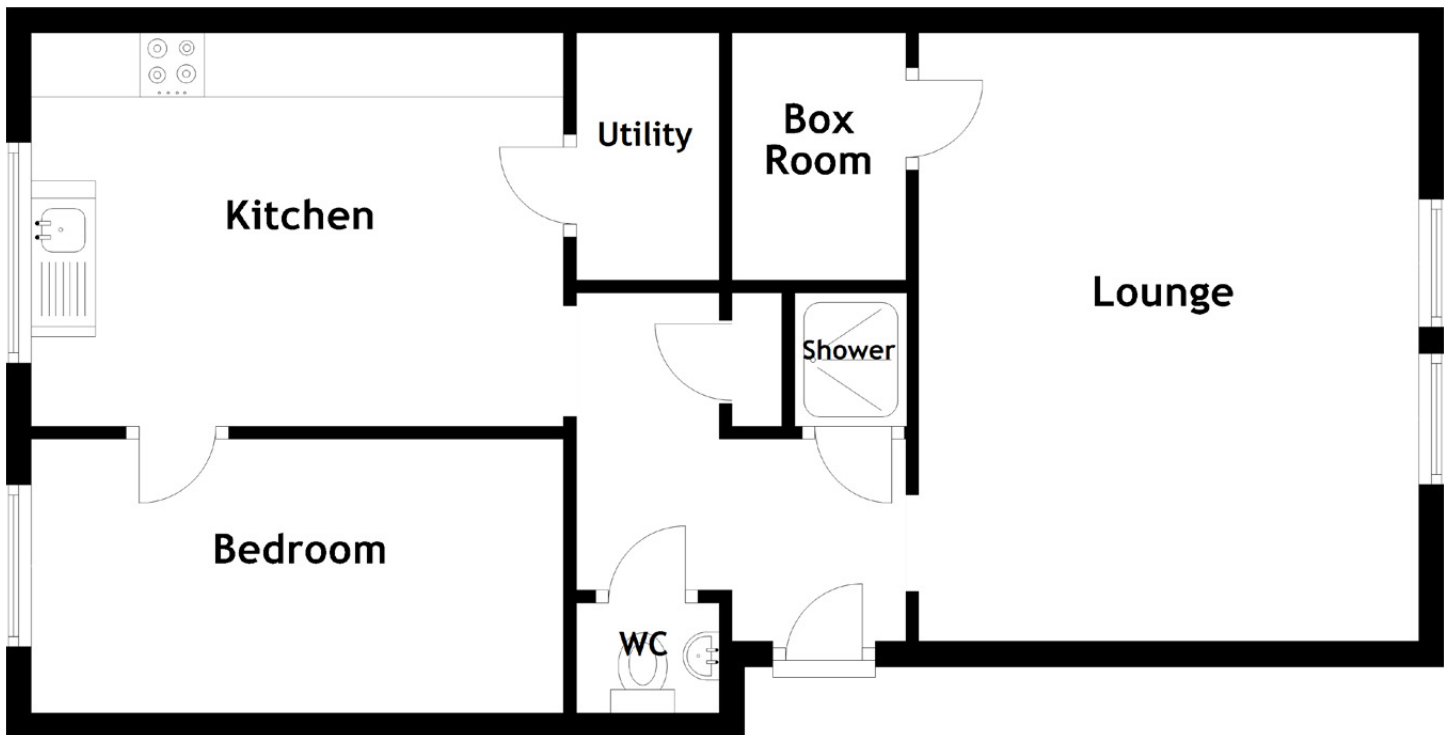




## The Bedroom







Approximate Dimensions

(Taken from the widest point)

Lounge	4.75m (15'7") x 3.91m (12'10")	Box Room	1.93m (6'4") x 1.36m (4'6")
Kitchen	4.16m (13'8") x 3.07m (10'1")		
Bedroom	4.16m (13'8") x 2.14m (7')	Gross internal floor area (m <sup>2</sup> ): 56m <sup>2</sup>	
Utility	1.93m (6'4") x 1.12m (3'8")	EPC Rating: C	

**Floor Plan**



**Communal Garden**







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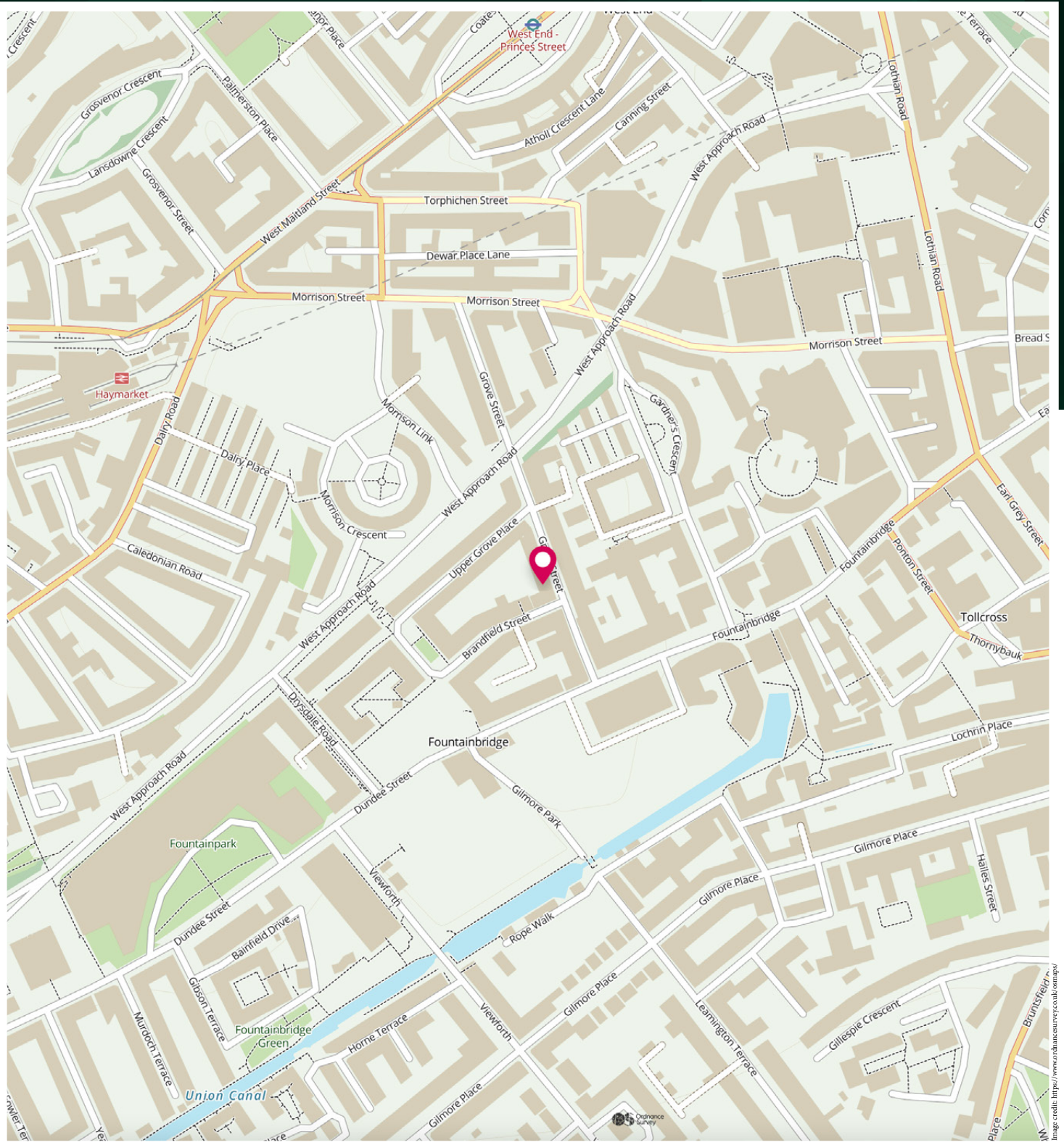
This property is located in the Haymarket area, which forms the south boundary of the famous New Town. Princes Street with the beautiful backdrop of Edinburgh Castle and Princes Street Gardens offers some of Edinburgh's most specialised shops. The two magnificent squares, St Andrew Square and Charlotte Square are linked by the prestigious George Street and along with Queen Street are home to Edinburgh's business world.

There is an endless variety of restaurants and bars with every possible taste in food catered for. The property is in close proximity to the Union Canal and access to the canal path for walkers/cyclists, the Usher Hall, Bruntsfield Links and the Meadows. The Fountainbridge complex is a couple of minutes on foot and also provides an excellent range of local amenities including many shops, bars, restaurants, a cinema, a gym and other recreational facilities.

There is a wide variety of bus services travelling through the area and as Haymarket is a crossing point for all of these services. Haymarket Railway Station and the tram network are also within proximity of the property. This provides commuters with a fast and efficient service into the City Centre, Edinburgh Airport and surrounding areas.

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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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