

# 10/10 Bernard Street

ADDRESS TWO GOES HERE



*THIS PROPERTY OFFERS A LUXURIOUS LIVING EXPERIENCE IN A SOUGHT-AFTER LOCATION*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser is delighted to present this immaculate top-floor flat to the market. This one-bedroom, one-bathroom residence has undergone a complete redevelopment to the highest standards by the esteemed J & M Cameron in 2018. Boasting a sleek and contemporary design, this property offers a luxurious living experience in a sought-after location.

The accommodation is focused on an open plan kitchen/living/dining area, thoughtfully designed to create a seamless and flexible living space. The modern fitted kitchen exudes elegance, with its sleek finishes and high-quality appliances. This area not only offers a functional cooking space but also provides space for a small table and chairs.

## The Property



The entrance hallway leads you to the light and bright principal bedroom, a tranquil haven that features a fitted wardrobe and offers a beautiful outlook, ensuring a peaceful and restful atmosphere. The carefully designed layout ensures ample natural light flows throughout the bedroom, enhancing the sense of space and tranquillity.



Additionally, the property features a generous bathroom, exuding style and sophistication, and providing a luxurious space for relaxation. The bathroom is partially tiled and finished with a three-piece suite with a shower over the bath.

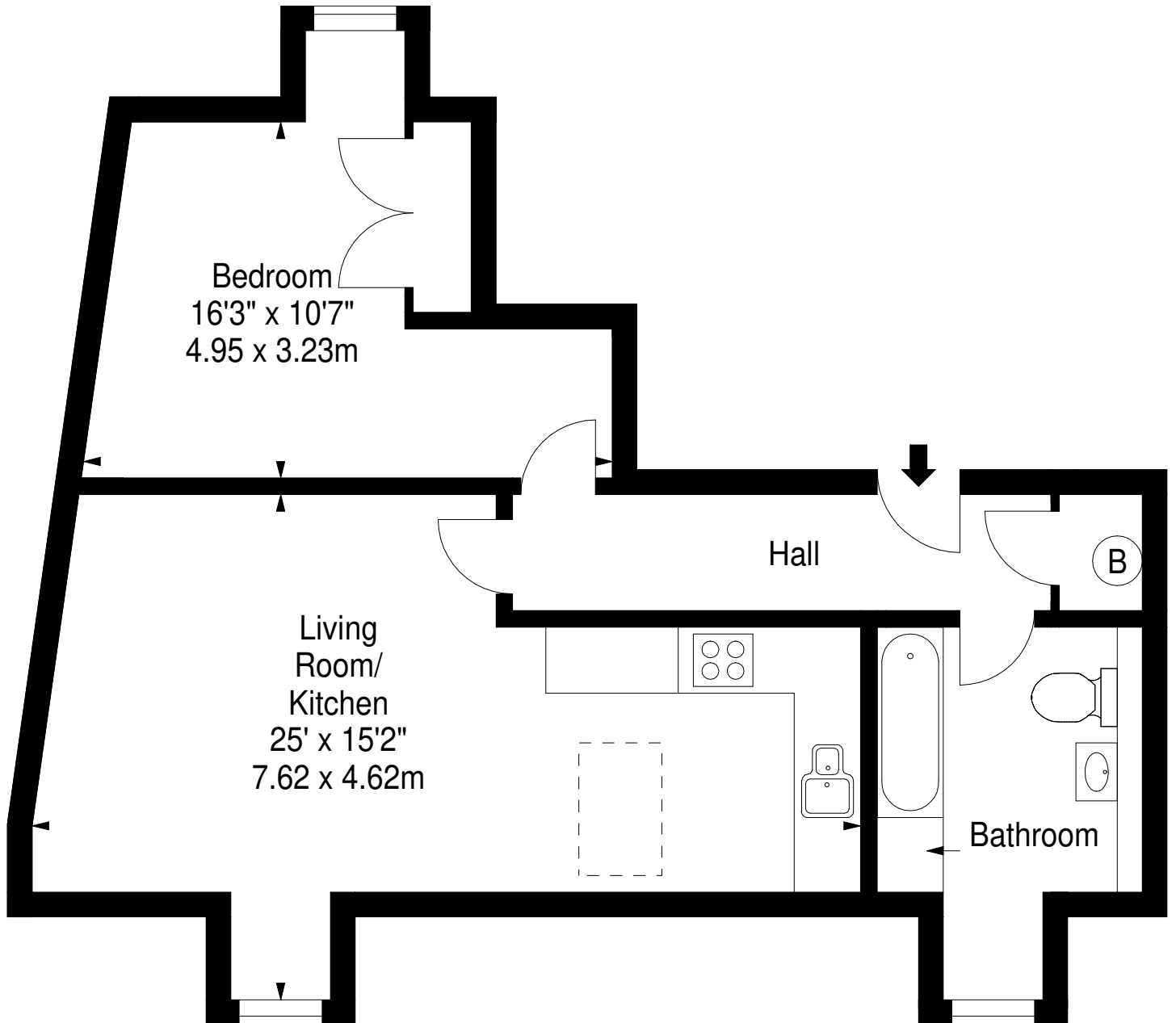
Access to the loft space provides a useful extra storage space.







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Gross internal floor area (m<sup>2</sup>): 53m<sup>2</sup>

EPC Rating: C

## VIEW FROM PROPERTY



Whether you are a professional seeking a stylish and convenient city residence, an individual in search of a pied-à-terre, or a savvy investor looking for a lucrative buy-to-let opportunity, this property ticks all the boxes. The meticulous attention to detail, combined with the prime location, make it an ideal choice for those seeking a wonderful home or investment opportunity.







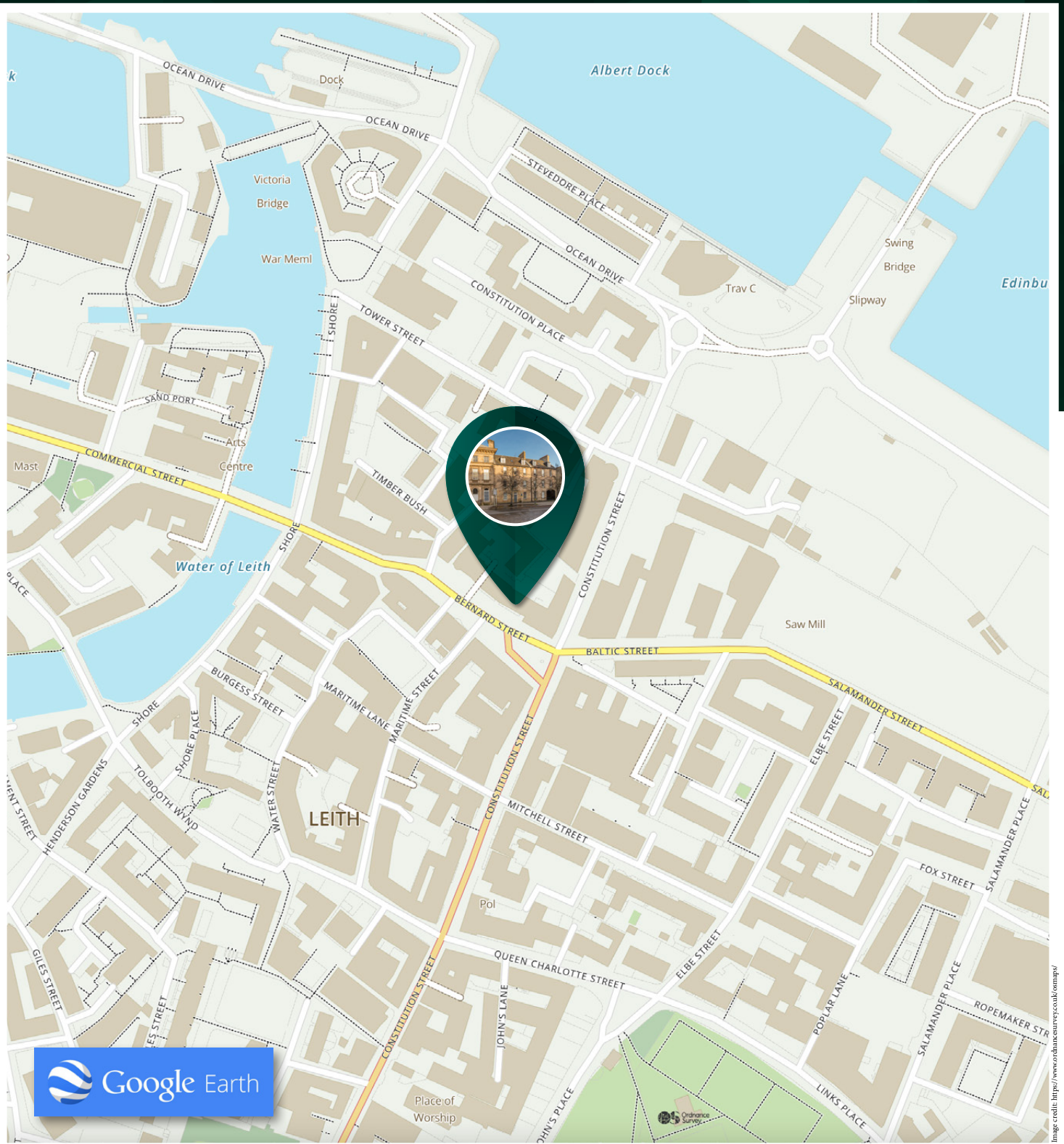
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Situated in the vibrant and cosmopolitan neighborhood of Leith, this property benefits from its prime location, with superb local amenities and some of the city's finest restaurants just a short stroll away. The area offers a bustling atmosphere, where residents can indulge in a variety of culinary delights, explore unique shops, and enjoy a vibrant cultural scene.

Leith, a historic port and once a separate Burgh, is now very much a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. Home to the Royal Yacht Britannia, there is a wonderful variety of trendy restaurants (including two Michelin-starred restaurants), galleries, bars, and bistros, all within walking distance. Leith Walk offers an eclectic mix of small speciality shops as well as a large branch of Tesco and Leith Farmers' Market (every Saturday) is the perfect place to pick up fresh local produce. In addition, the Ocean Terminal Shopping Mall plays host to a number of High Street names, as well as a multi-screen cinema, a 24-hour gym, and several popular eateries. There is a 24-hour Asda at nearby Newhaven, where there is also a pretty little harbour and a David Lloyd Leisure Centre. There are also various local access points to the city's cycle path network and the Water of Leith walkway. The city centre and the airport are accessible via several bus routes and the newly opened extension to the tram line.

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# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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