

320/1 Leith Walk

LEITH, EDINBURGH, EH6 5BU



*GENEROUSLY PROPORTIONED THREE
BEDROOM FIRST-FLOOR FLAT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Part exchange available! McEwan Fraser is delighted to present this generously proportioned first-floor flat to the market. The property forms part of a traditional tenement building set back from the street. Internally, it has retained many original features and accommodation including three bedrooms, a large living room, a dining kitchen, a bathroom, and a central hallway with integrated storage.

This would be a superb city dwelling or a sound buy-to-let investment as there would be plenty of potential to convert the property to an HMO.

The accommodation is focused on a large living room with bundles of character and two large sash windows that offer excellent levels of natural light. Many original features include an ornate cornice, high skirting boards, and exposed wooden floorboards. The proportions will give a new owner plenty of flexibility to create their ideal entertaining space.





The kitchen faces the rear of the property and has a good range of base and wall-mounted units set against a tiled splash-back. The gas hob and electric oven are integrated and space is provided for further free-standing appliances. There is also a deep larder and space for a table and chairs.





Bedroom one is a spacious double bedroom with many original features including working shutters. There is plenty of space for a full suite of bedroom furniture. Bedroom two is a large rear-facing double that is currently utilised as a formal dining room. This further underlines the versatility on offer with the spacious flat. Bedroom three is a large single that can be accessed from the hall or the living room. It would make a fantastic nursery or home office.



BEDROOM 3



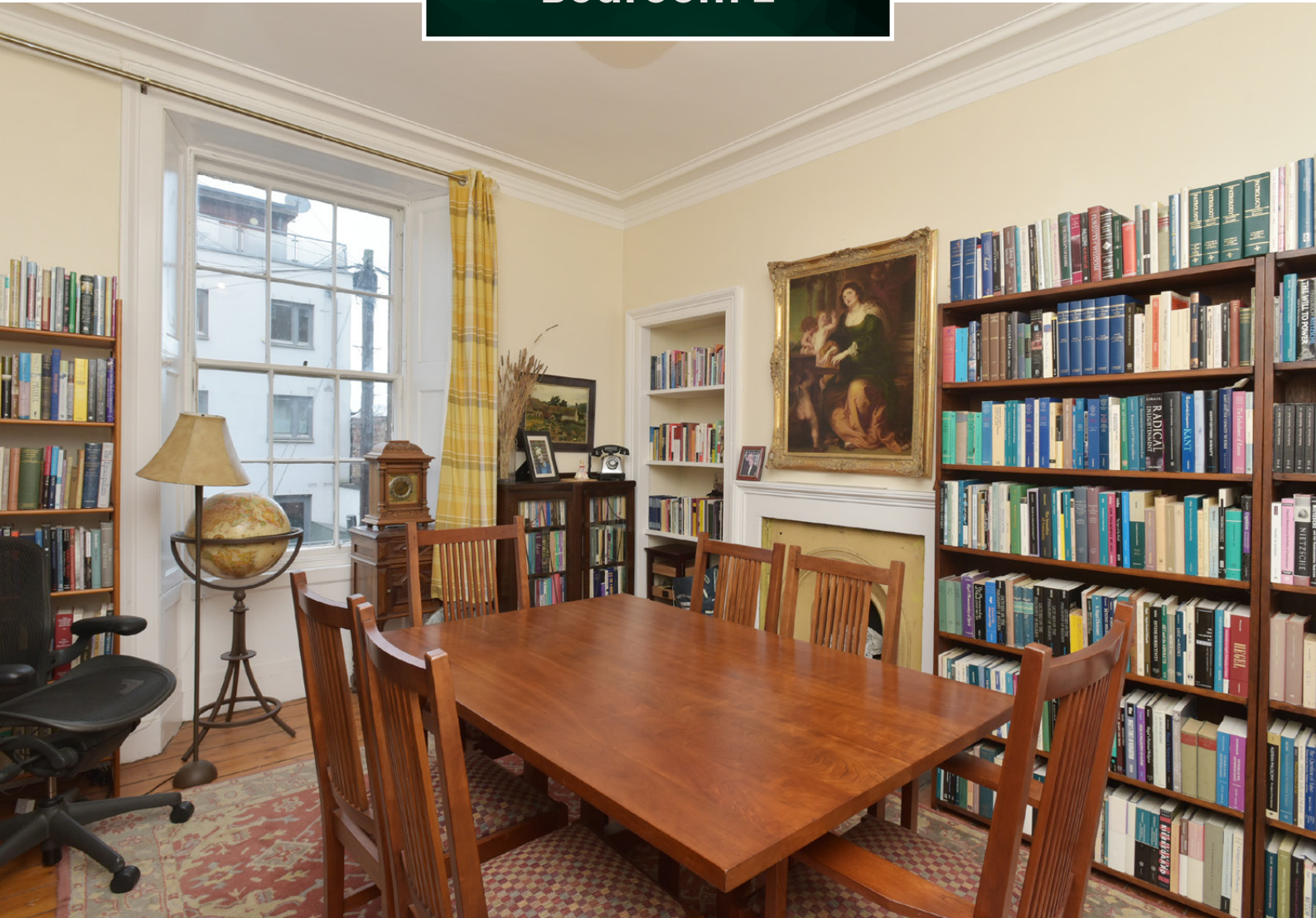
BEDROOM 1



BEDROOM 1



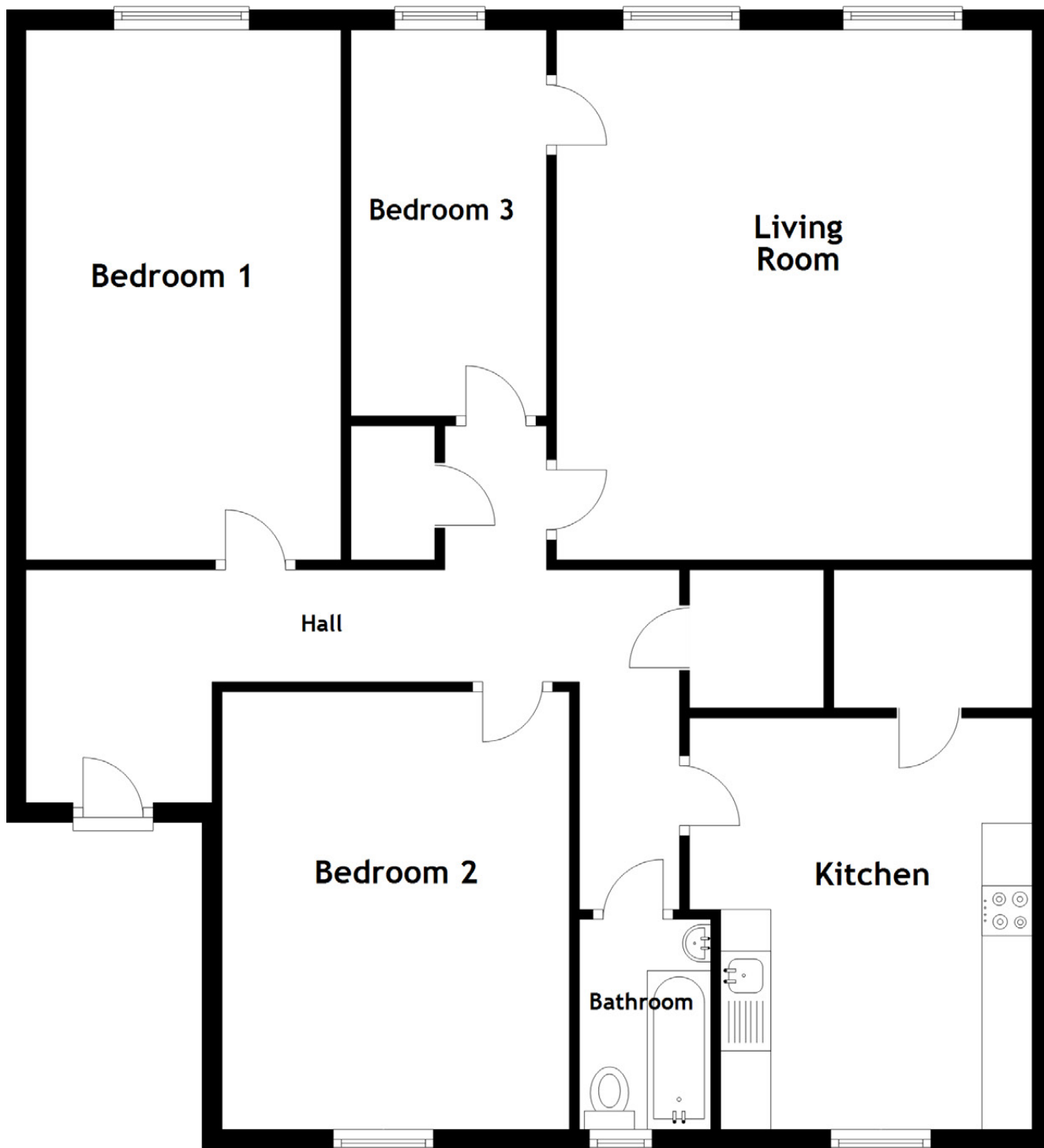
Bedroom 2





The accommodation is completed by the modern bathroom which includes a three-piece white suite with a shower over the bath. Internal viewing is highly recommended to appreciate this fantastic flat.





Approximate Dimensions

(Taken from the widest point)

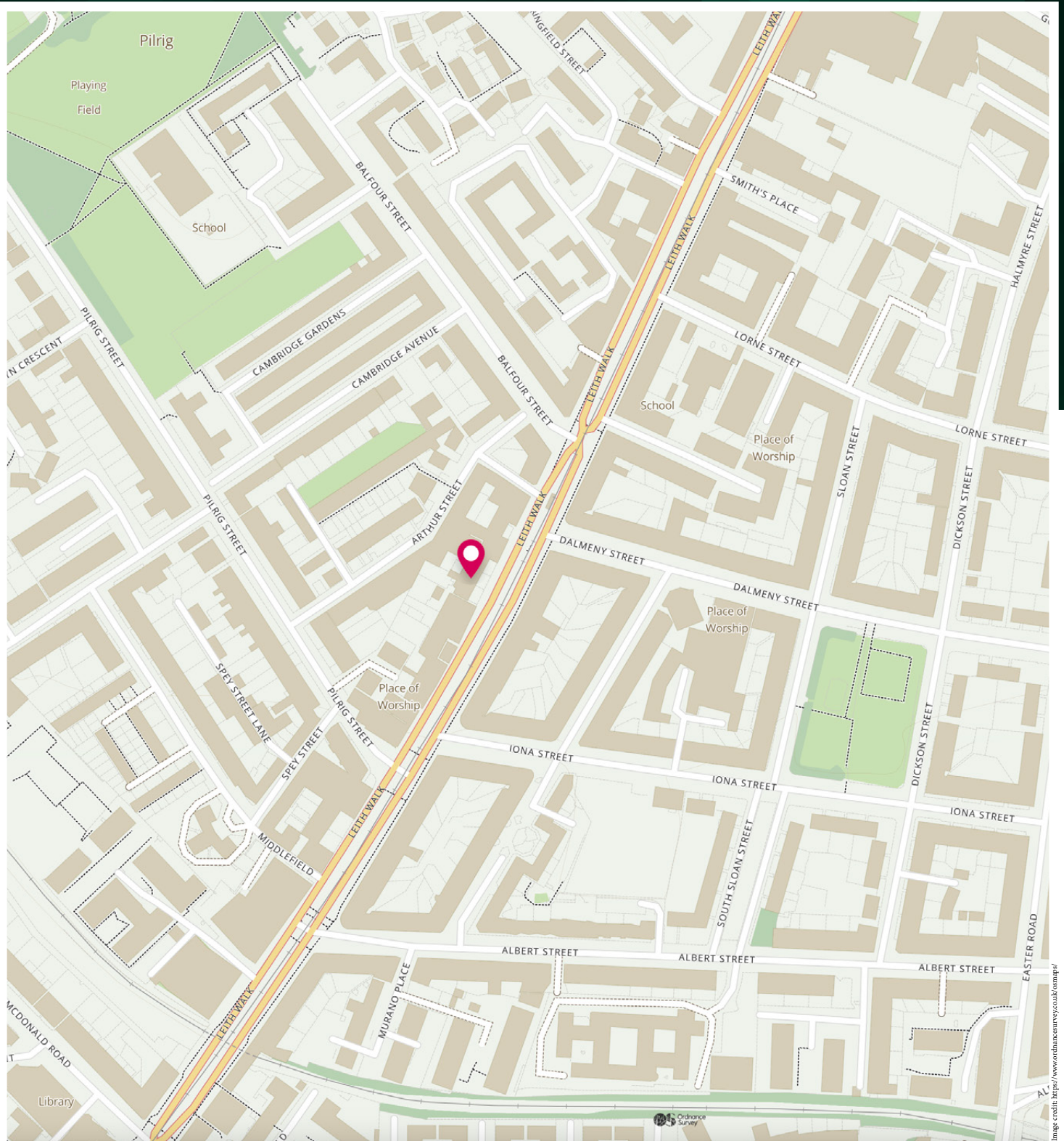
Living Room	5.30m (17'5") x 4.75m (15'7")	Bathroom	2.10m (6'11") x 1.31m (4'4")
Kitchen	4.11m (13'6") x 3.42m (11'3")	Gross internal floor area (m ²): 108m ²	
Bedroom 1	5.30m (17'5") x 3.15m (10'4")	EPC Rating: C	
Bedroom 2	4.38m (14'4") x 3.47m (11'5")	VIRTUAL TOUR CAN BE VIEWED HERE	
Bedroom 3	3.86m (12'8") x 1.95m (6'5")		



The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith benefits from an excellent public transport system with 24-hour buses and the newly completed tramline with a stop just a few minutes from the apartment, which connects Leith to the city and Edinburgh International Airport. The area enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst the nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, a gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art.

The Location





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
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.