

Flat 1, 34 Stanwell Street

LEITH, EDINBURGH, EH6 5FQ



*Two-bedroom ground-floor flat that forms part of
Edinburgh City Council's Golden Share scheme*



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McEwan Fraser is delighted to present this two-bedroom ground-floor flat that forms part of Edinburgh City Council's Golden Share scheme. The property is offered to the market with a fixed price of 80% of the home report value and the buyer must meet the criteria for and be approved by the council. Purchasers must demonstrate that they are eligible and provide the necessary evidence to the City of Edinburgh Council to fund a Golden Share home, for example, evidence of a local connection or an inability to finance the purchase of the full market value of the property.

THE LIVING ROOM



The accommodation is focused on a generous living room that has plenty of space for a large suite and supporting furniture. The space on offer gives plenty of flexibility for a new owner to create their ideal entertaining space.

THE KITCHEN



The separate kitchen has a good range of base and wall-mounted units that offer plenty of prep and storage space. A gas hob and an electric oven are integrated. Further space is provided for freestanding appliances.





Bedroom one is an ample double with an integrated wardrobe, space for supporting furniture, and also benefits from a partially tiled en-suite shower room. Bedroom two is a further double bedroom with integrated storage. Accommodation is completed by the bathroom which has a three-piece white suite and partial tiling.

THE BATHROOM



BEDROOM 1



BEDROOM 2

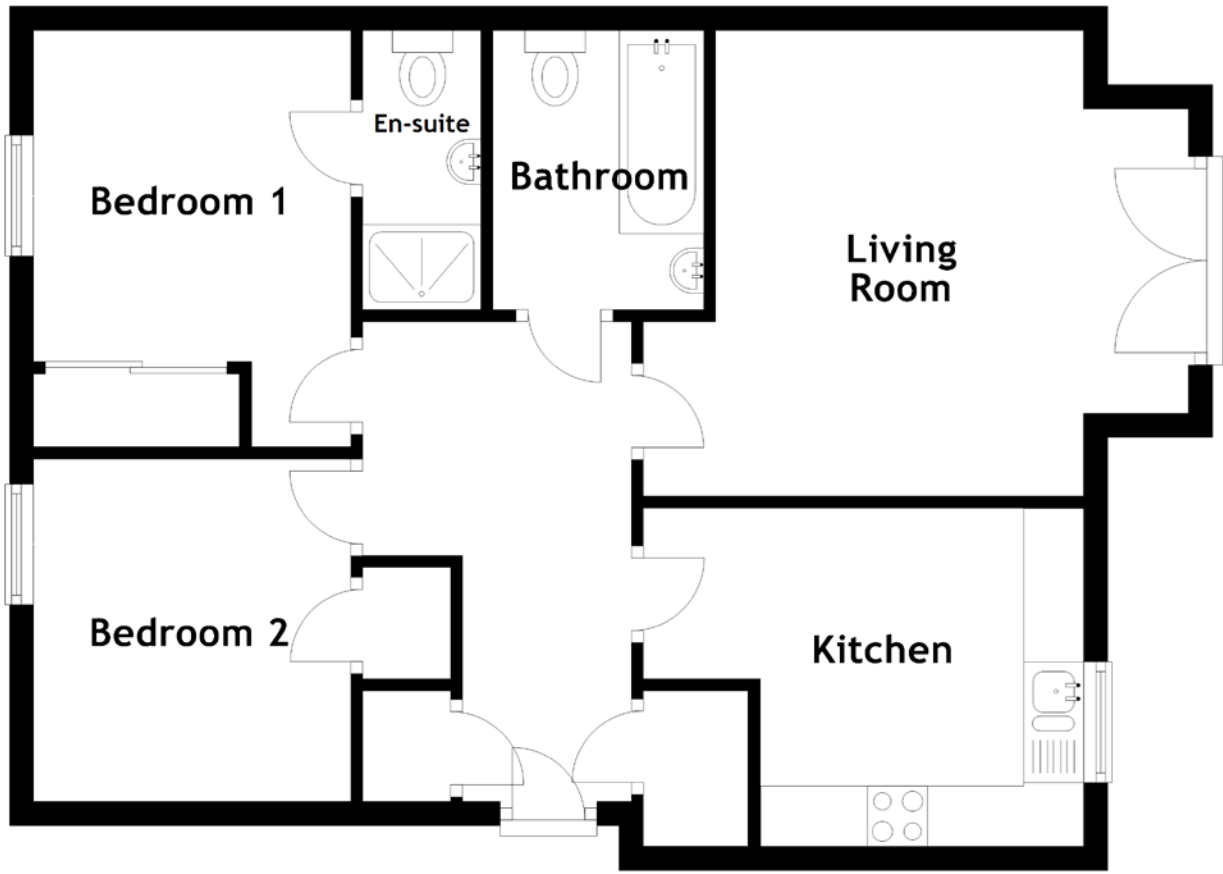


Further benefits include gas central heating, double glazing, a secure entry system, and communal grounds.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

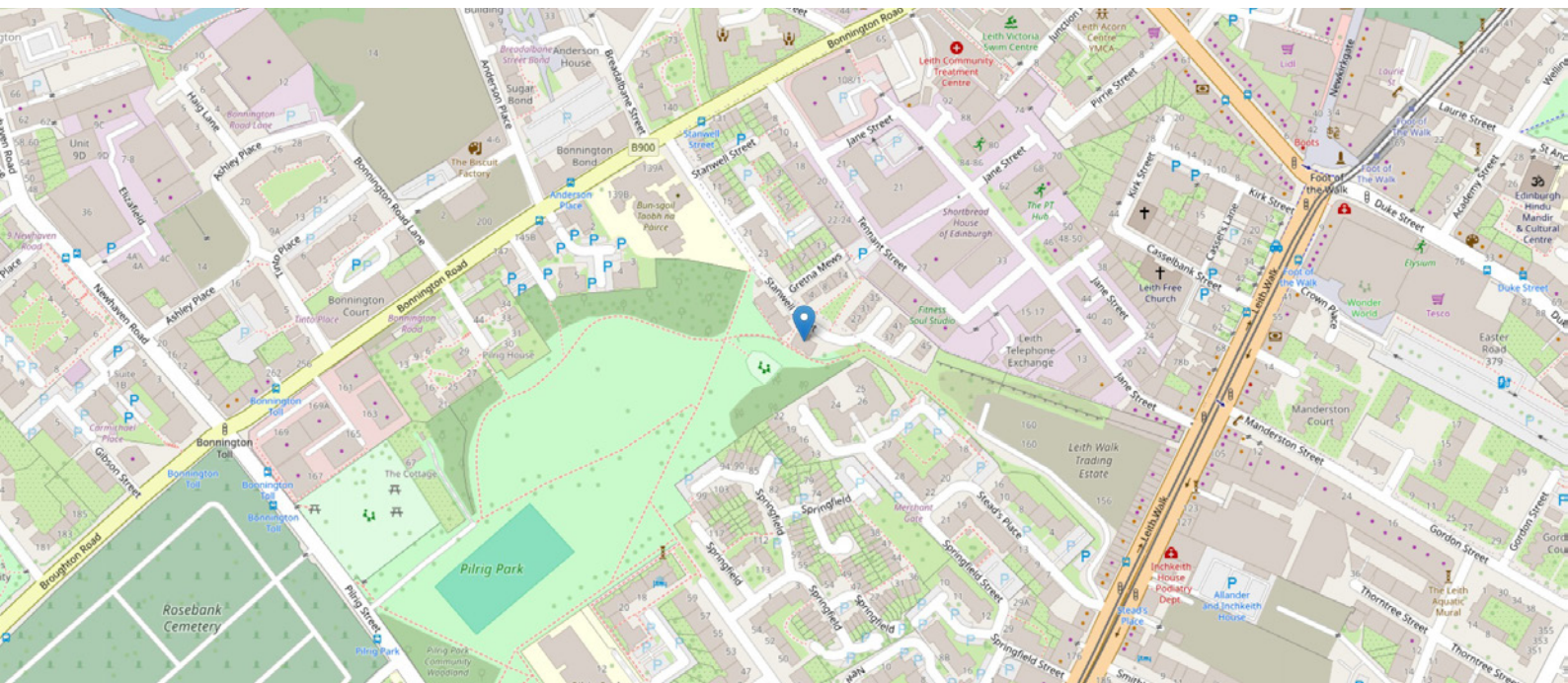


Approximate Dimensions
(Taken from the widest point)

Living Room 4.52m (14'10") x 3.86m (12'8")
 Kitchen 3.65m (12') x 2.80m (9'2")
 Bathroom 2.31m (7'7") x 1.75m (5'9")

Bedroom 1 3.45m (11'4") x 2.63m (8'8")
 En-suite 2.31m (7'7") x 0.98m (3'3")
 Bedroom 2 2.84m (9'4") x 2.63m (8'8")

Gross internal floor area (m²): 61m²
 EPC Rating: B



THE LOCATION

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.



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