

64 Constitution Street

LEITH, EDINBURGH, EH6 6RR



SPACIOUS THREE BEDROOM MAIN DOOR FLAT IN
EDINBURGH'S SOUGHT AFTER AREA OF THE SHORE



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal
is delighted to present
this three-bedroom
main door flat in the
heart of the popular
Shore area of the city.

Inside, the property
comprises a spacious
living/dining room,
which is flooded
with natural light via
two large windows
and offers various
possibilities for furniture
arrangements.





There is a fully equipped galley-style kitchen which offers ample space for cooking and offers the opportunity to upgrade the space.





There are three bedrooms in the property. The main bedroom is a generous double bedroom and bedroom two and three are smaller but can still accommodate a double bed.





Bedroom 2





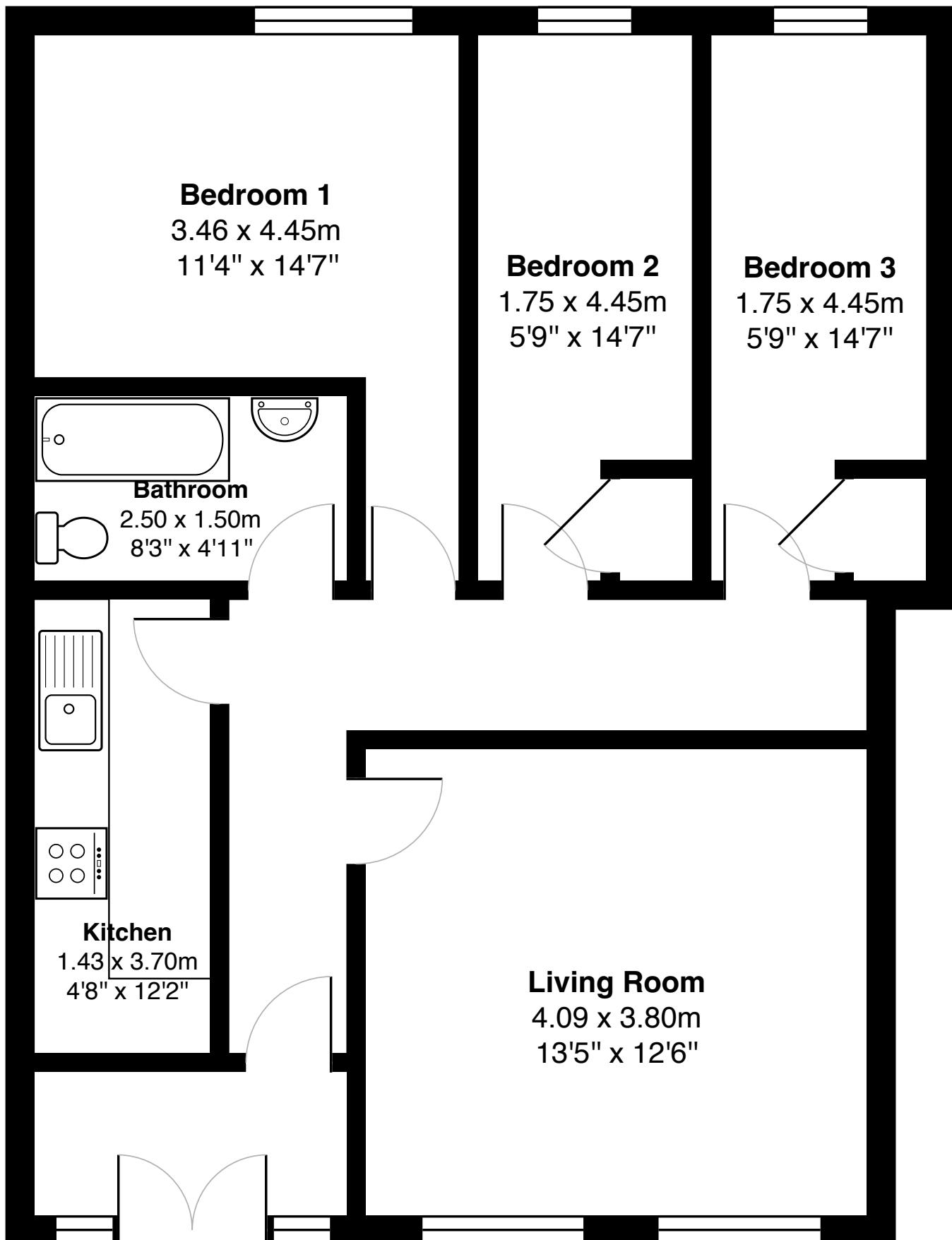
Bedroom 3



There is one bathroom in the flat which is fitted with a three-piece white suite.







Gross internal floor area (m²): 69m²

EPC Rating: C

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In addition to this, the property includes gas central heating, partial double-glazed windows, an impressive entrance and permit parking in the local vicinity.







Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

The Location

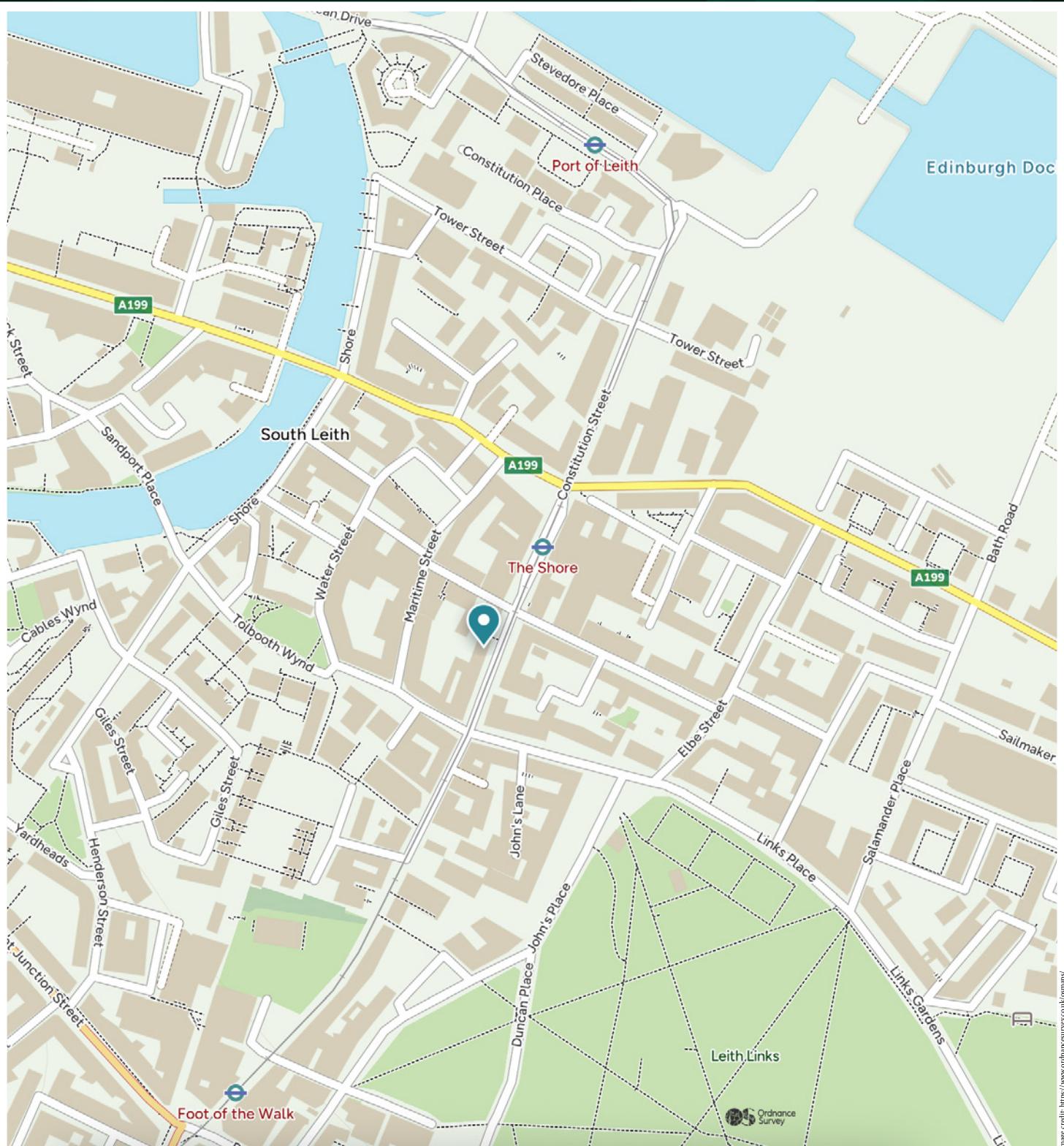


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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