

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

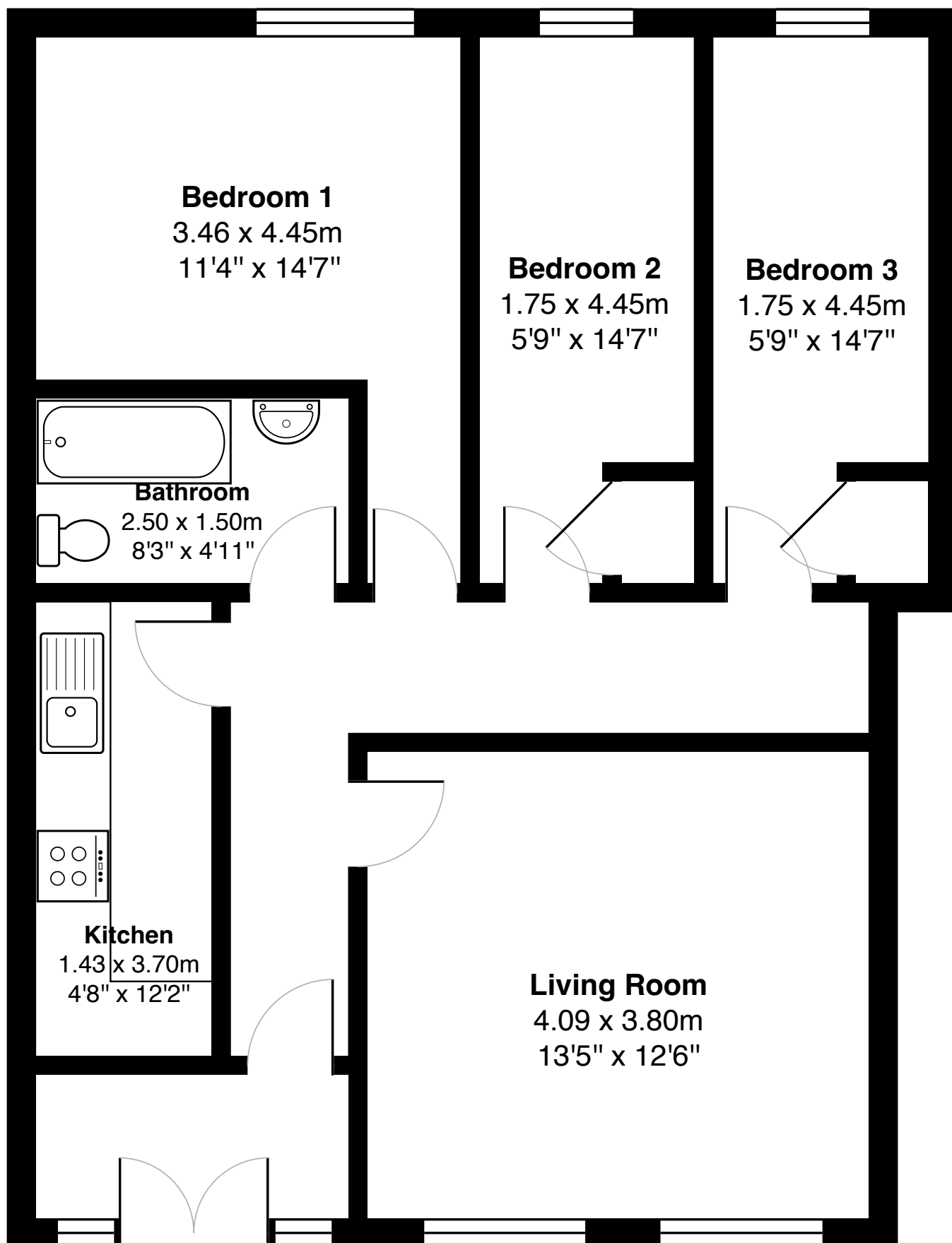




There is one bathroom in the flat which is fitted with a three-piece white suite.







Gross internal floor area (m²): 69m²

EPC Rating: C

[CLICK HERE FOR VIRTUAL TOUR](#)



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



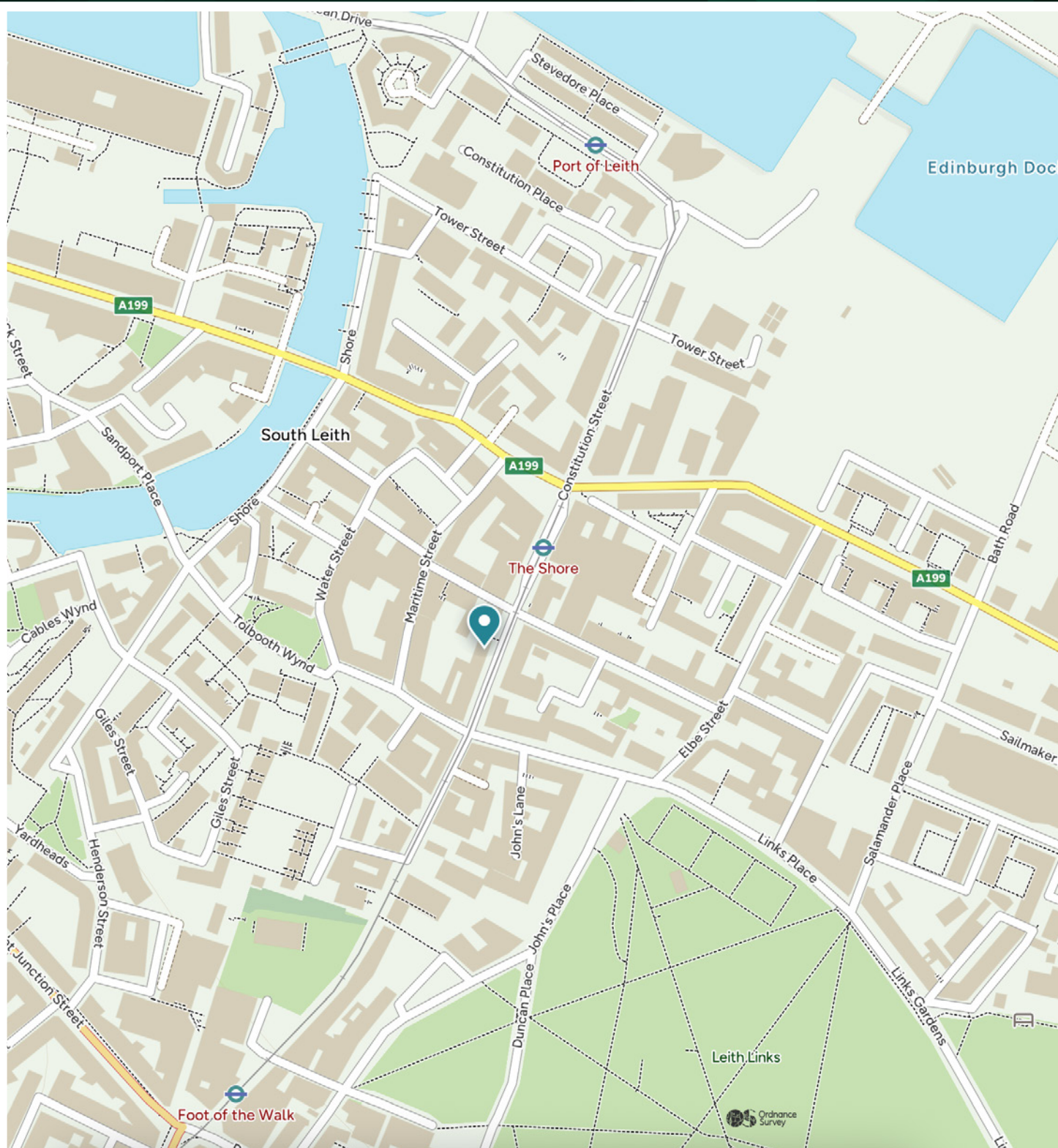




Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE 200 TIMES



Text and description
BEN STEWART CLARK
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 from 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.