







# LOCATION

EH5 2FA

This property is the perfect location for a variety of amenities. It is less than a five minute walk to a Morrisons supermarket, and a fifteen minute walk to the popular area of Stockbridge where there are plenty of shops, cafes, pubs and restaurants. For those whose needs are greater, the city centre is only a fifteen minute bus journey away. There is excellent access to the bus service near to the property, providing easy travel to Leith, the city centre and beyond.

Local state and private schools are within walking distance, as are many fine recreational facilities. The Ainslie Park Recreational Centre and Village Hotel Gym are prime examples, both having sports facilities and swimming pools within a five minute walk. The beautiful Inverleith Park is only a ten minute walk away, and the development has an entrance directly onto the cycle path network which connects to the whole city.



# 27/9 CITYPARK WAY

EDINBURGH, EH5 2FA

This very spacious newly built two bedroom apartment is located in the recently completed Citypark Development. This property is expected to be of particular interest, therefore early bird viewing is highly recommended.

Accessed by stairs or lift, this third floor apartment features an open integrated modern kitchen with dining area, a spacious and bright lounge which is dual aspect allowing for more natural light to flood in, and has large full length window with Juliet balcony.

The living accommodation consists of two good sized double bedrooms, both with built in double wardrobes, and master with en-suite with double shower cubicle. There is a very large main bathroom with 3 piece suite and built in cupboards allowing for plenty of storage.

This property really does make the most of the available space with a large utility cupboard off the hallway with washing machine, cupboards and shelves, so you will never be short of somewhere to store any belongings.

There is an allocated parking space located in the ground level secure car parking area, and secure cycle stores.

“HIGHLY DESIRABLE TWO  
BEDROOM APARTMENT”

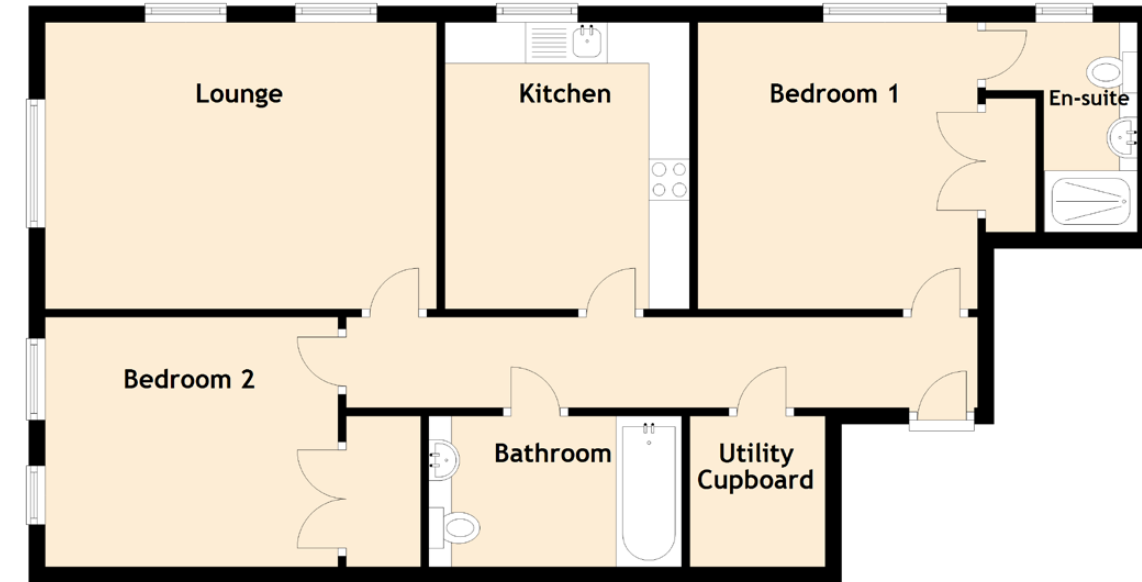






# SPECIFICATIONS

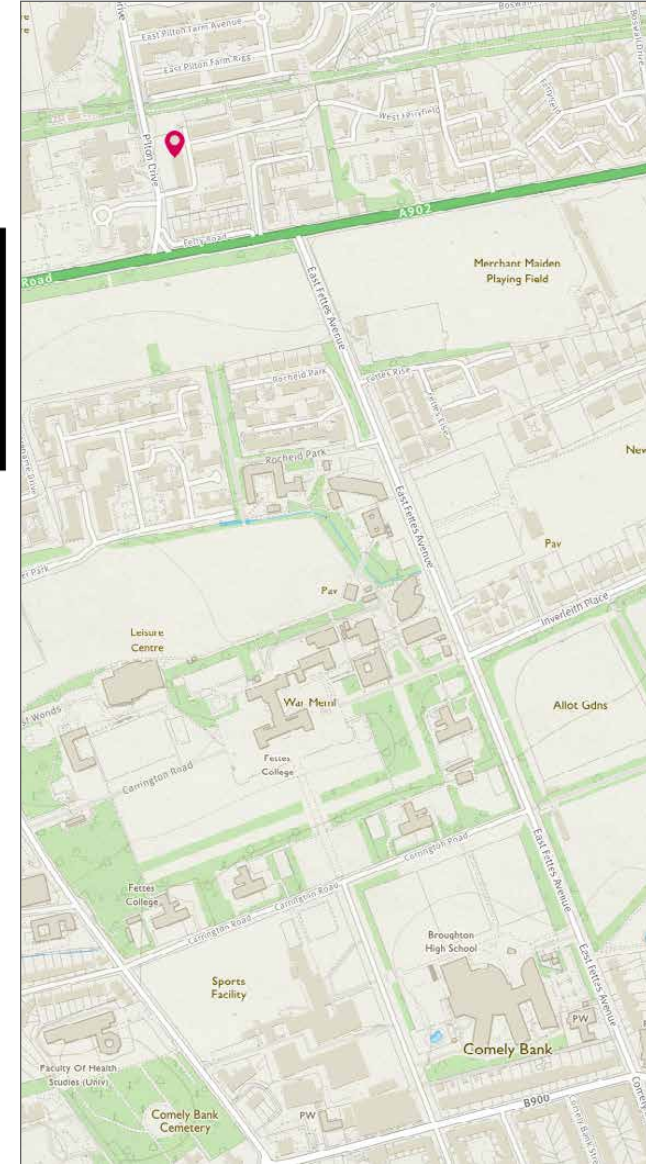
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.51m (11'6")
Kitchen	3.51m (11'6") x 3.00m (9'10")
Utility Cupboard	1.84m (6') x 1.66m (5'5")
Bedroom 1	3.51m (11'6") x 3.43m (11'3")
En-suite	2.57m (8'5") x 1.86m (6'1")
Bedroom 2	3.59m (11'9") x 3.06m (10')
Bathroom	3.10m (10'2") x 1.85m (6'1")

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup> | EPC Rating: B







# 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)

Part  
Exchange  
Available

**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.



Text and description  
**BEN STEWART CLARK**  
Surveyor



Professional photography  
**ROSS MCBRIDE**  
Photographer



Layout graphics and design  
**ABBEY TURPIE**  
Designer