

15/2 Pattison Street

EDINBURGH, EH6 7HF



*BEAUTIFULLY PRESENTED TWO
BEDROOM GROUND FLOOR FLAT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this two-bedroom flat in Leith. The property is in true walk-in condition and provides an excellent home or prosperous investment. The flat is centrally located and currently provides excellent links into the city, and these will only increase by being a two-minute walk to the soon to be live Shore tram stop.

The flat is located on the ground floor, providing easy access to all. Walking through the front door, the bright spacious hall benefits from ample space for storing your coat and shoes before entering your home. To your left up the corridor, you will find both double bedrooms. Both boast floods of light through the large windows and built-in storage. Across the hall is the modern, three-piece bathroom suite. At the end of the hall is the open-plan kitchen/living room. The modern kitchen with a gas hob, integrated fridge/freezer, dishwasher, washer/dryer, and plenty of countertop space for the keen chef to cook up a storm. The remaining floor space is plentiful allowing a full living room suite.

In addition to this, the property includes two permit parking spaces and a large communal garden. This is a rare opportunity to acquire a central flat in a fantastic location.





Bedroom 1

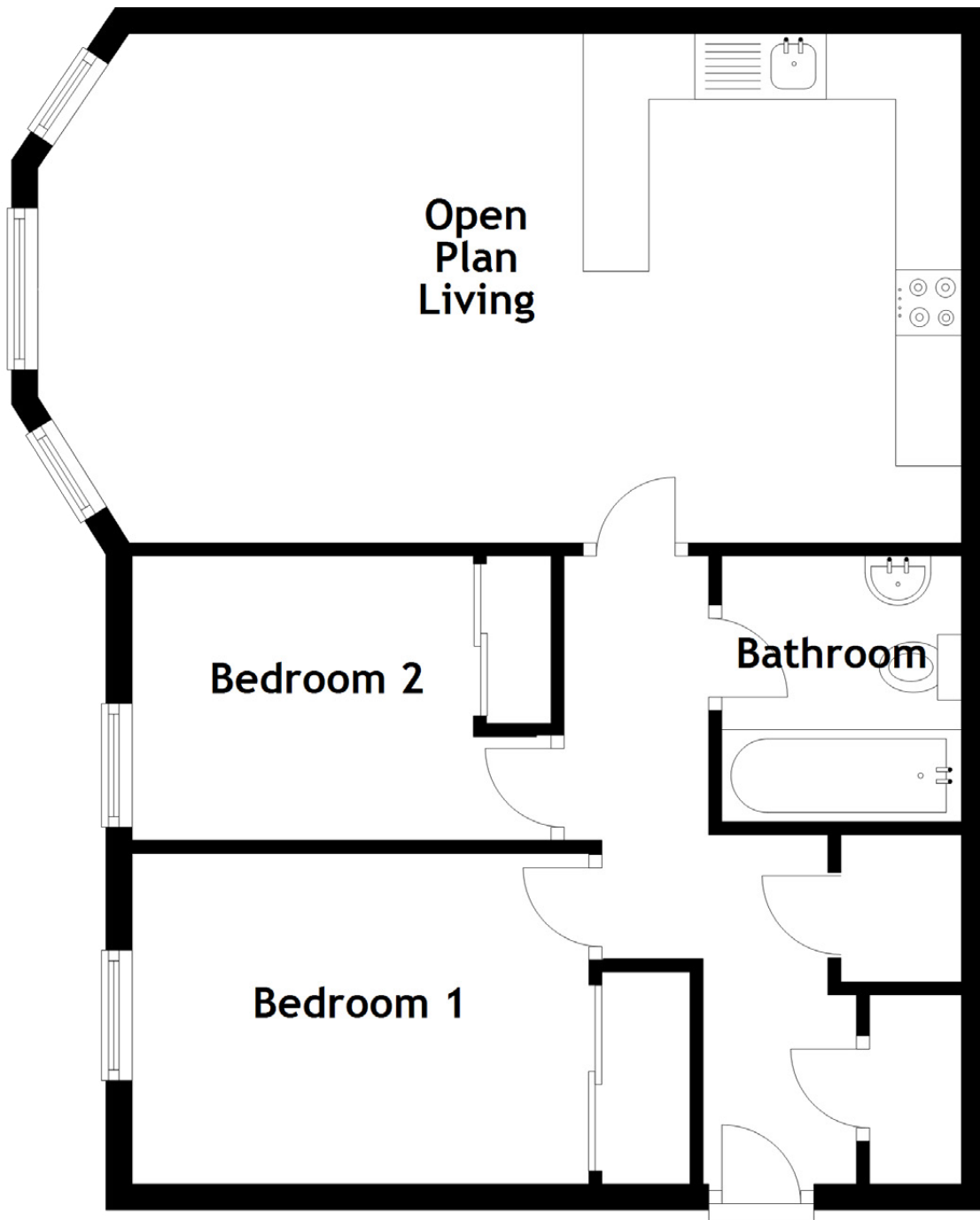




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	7.09m (23'3") x 3.88m (12'9")
Bedroom 1	3.48m (11'5") x 2.52m (8'3")
Bedroom 2	3.19m (10'6") x 2.16m (7'1")
Bathroom	2.02m (6'8") x 1.82m (6')

Gross internal floor area (m²): 61m²

EPC Rating: C

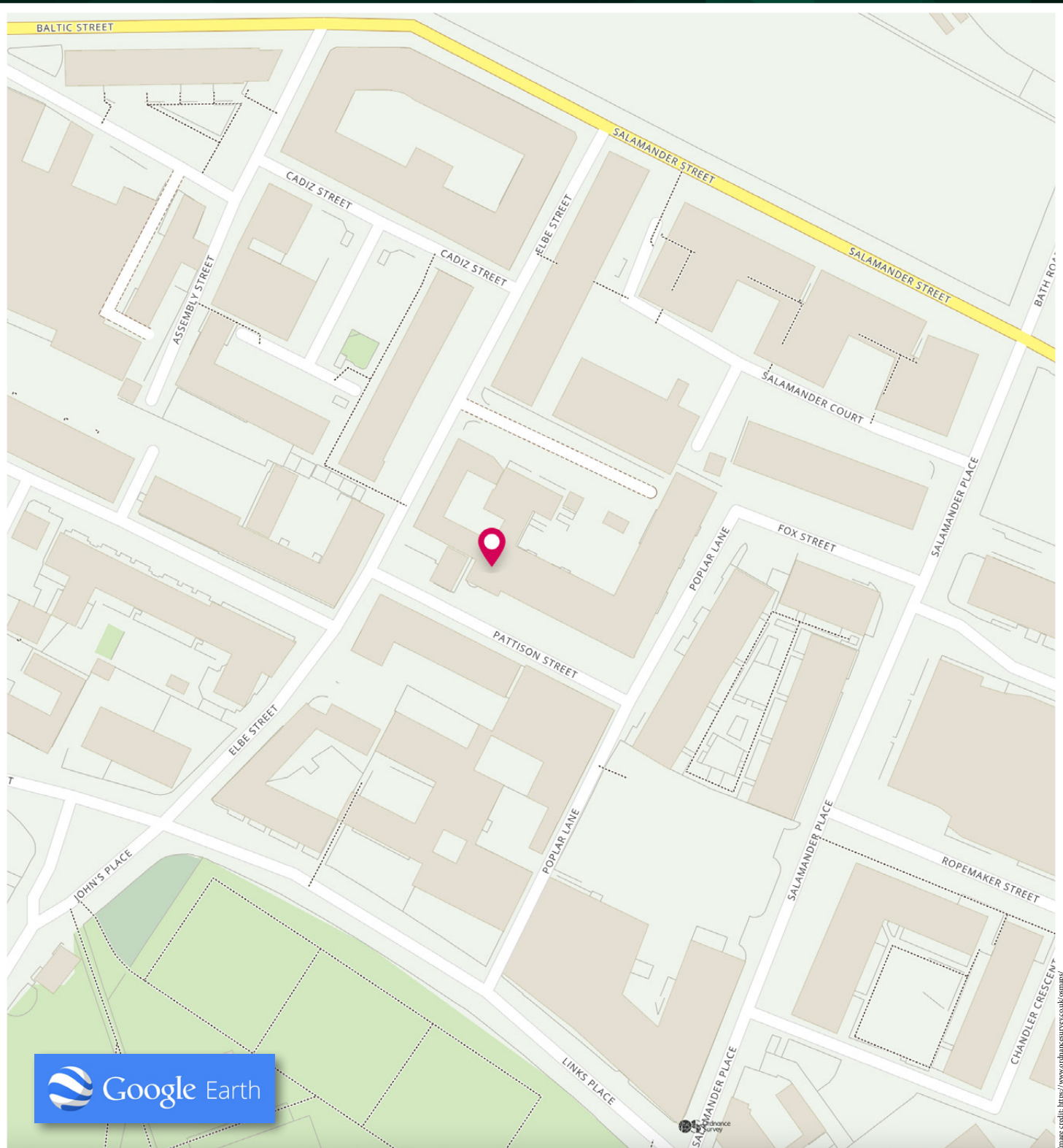


Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found. Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists.

The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city by-pass.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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