



EXCELLENT LIVING ACCOMMODATION
OVER TWO FLOORS



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Part exchange available! McEwan Fraser is delighted to present this lovely one-bedroom flat to the market. Originally a street-front shop, the property has been developed to offer excellent living accommodation over two floors which includes a living room and bedroom on the upper level, and a generous kitchen and large storage area on the lower level. The property also benefits from a well-landscaped communal garden, gas central heating, double glazing, and a fantastic position close to a full range of amenities.

Accommodation is focused on a generous living room that is neutrally decorated and naturally bright. There is ample space for a range of different furniture arrangements which will give a new owner plenty of flexibility to create their ideal living space. The bedroom overlooks the landscaped rear garden and has plenty of space for a large bed and free-standing bedroom furniture. The bedroom also enjoys access to a stylish en-suite bathroom and there is a separate WC off the main hall for visitors.





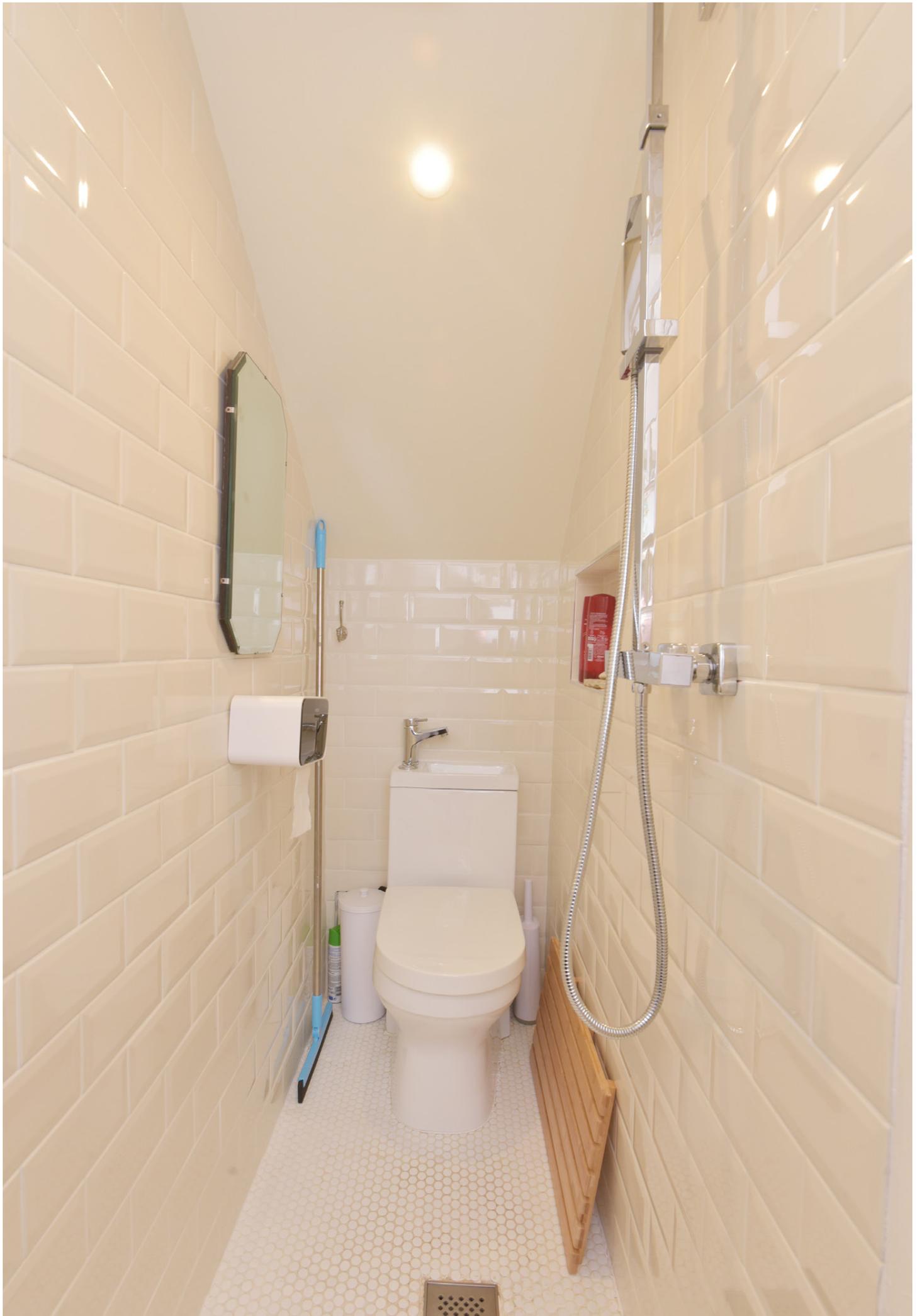
The Bedroom



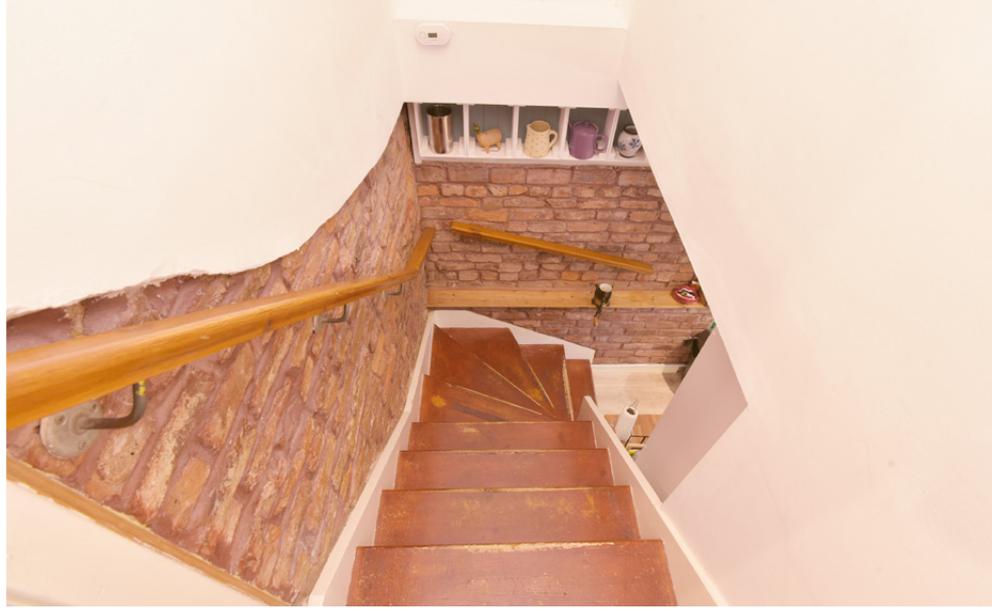


En-Suite



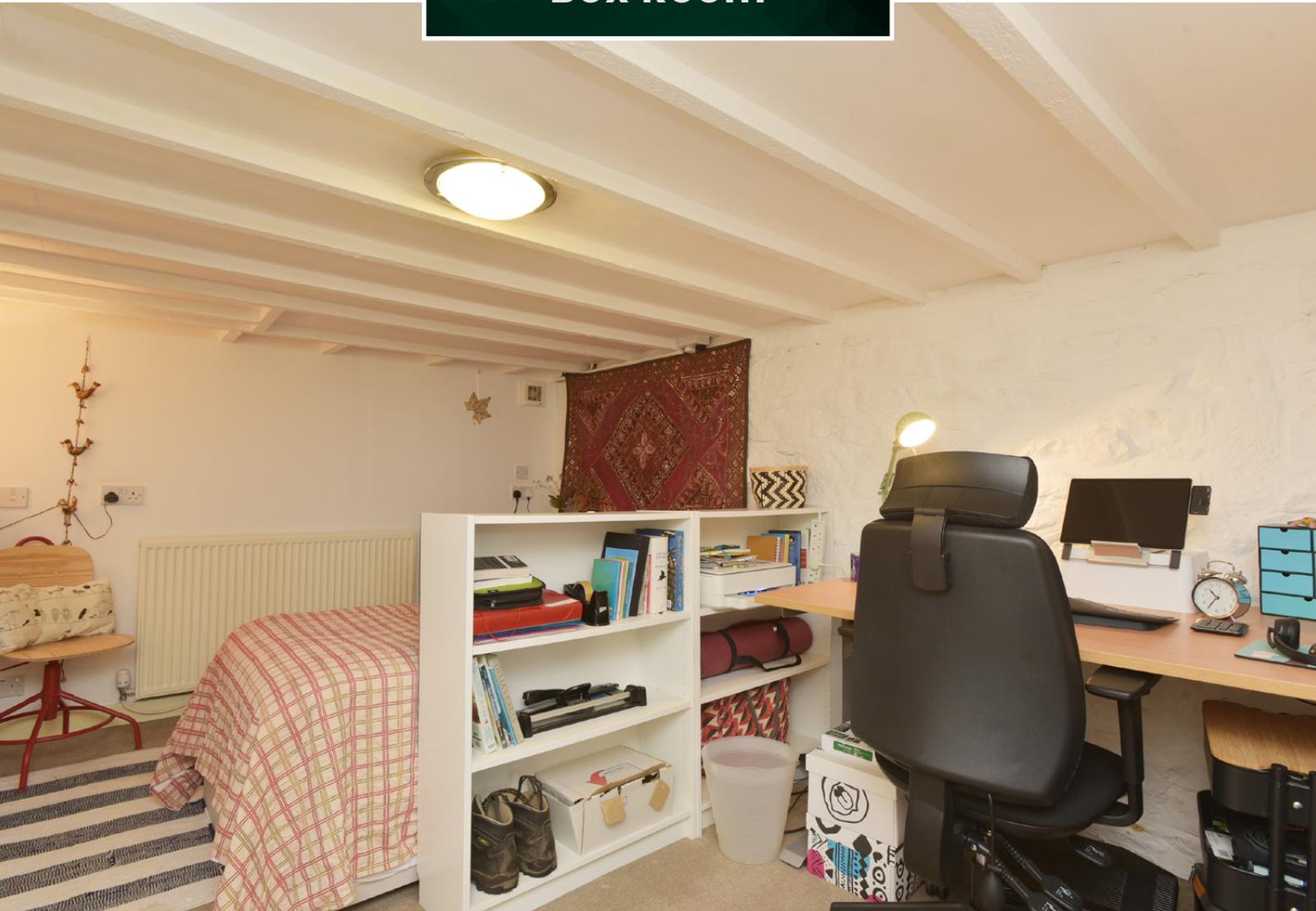


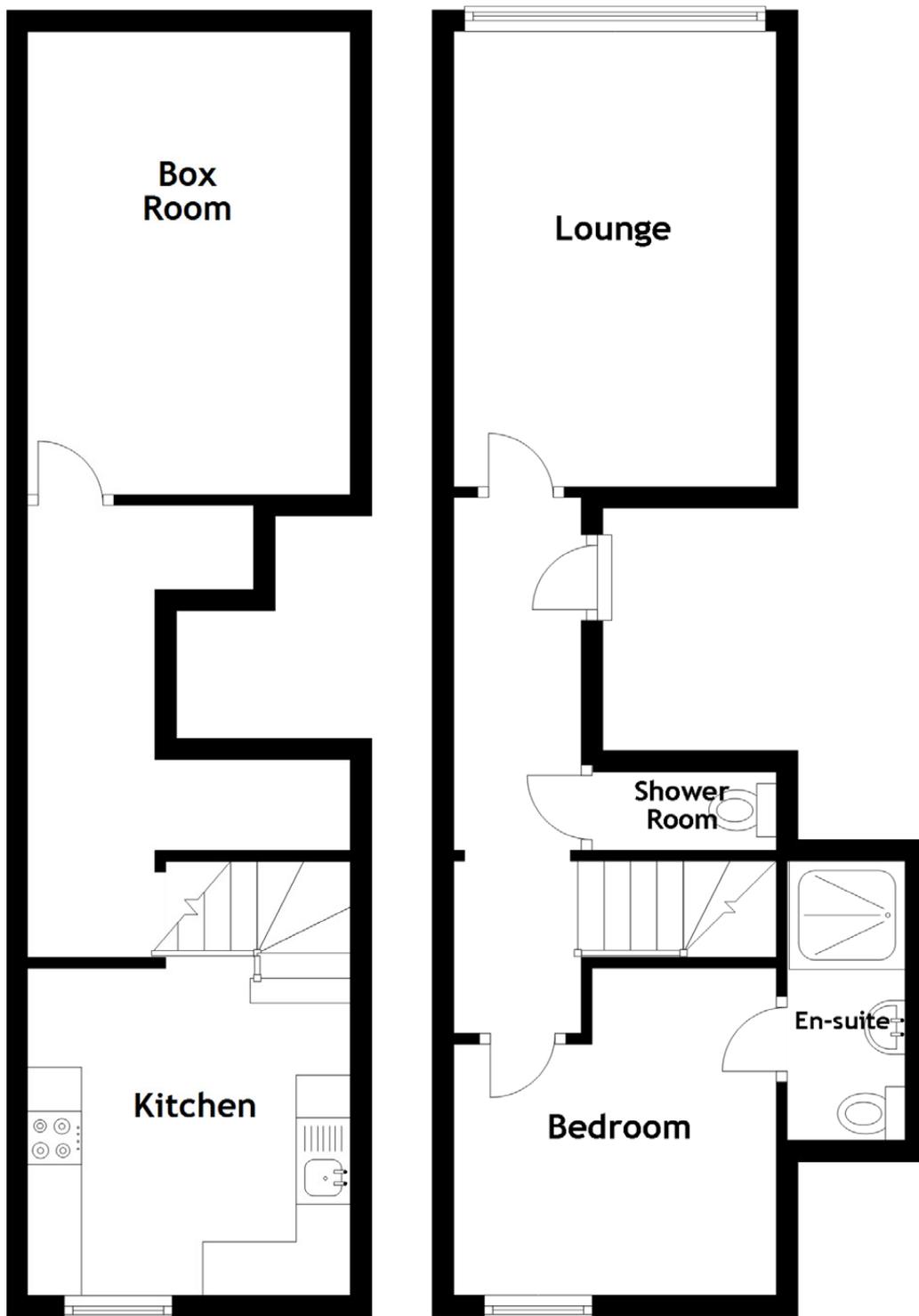
Moving downstairs, you find a contemporary kitchen with plenty of prep and storage space for the aspiring chef. Gas hob, electric oven, dishwasher, and fridge freezer are integrated. There is a large window at the level of the rear patio which has seen some use for immediate access to the garden, however, the garden can also be accessed from the communal hallway. The kitchen also gives access to a huge storage area which has been used variously as guest accommodation, home office, and cinema room. This is a fantastic resource for a one-bedroom flat.





Box Room





Approximate Dimensions
(Taken from the widest point)

Lounge	4.26m (14') x 2.99m (9'10")	En-suite	2.61m (8'7") x 1.09m (3'7")
Kitchen	3.98m (13'1") x 2.81m (9'2")	Gross internal floor area (m ²): 49m ²	
Bedroom	3.06m (10') x 2.99m (9'10")	EPC Rating: C	
Box Room	4.33m (14'2") x 3.00m (9'10")		
Shower Room	1.71m (5'7") x 0.73m (2'5")		



Externally, the property shares access to a lovely communal garden with a patio, lawn, and mature flower beds. This is a must-see.



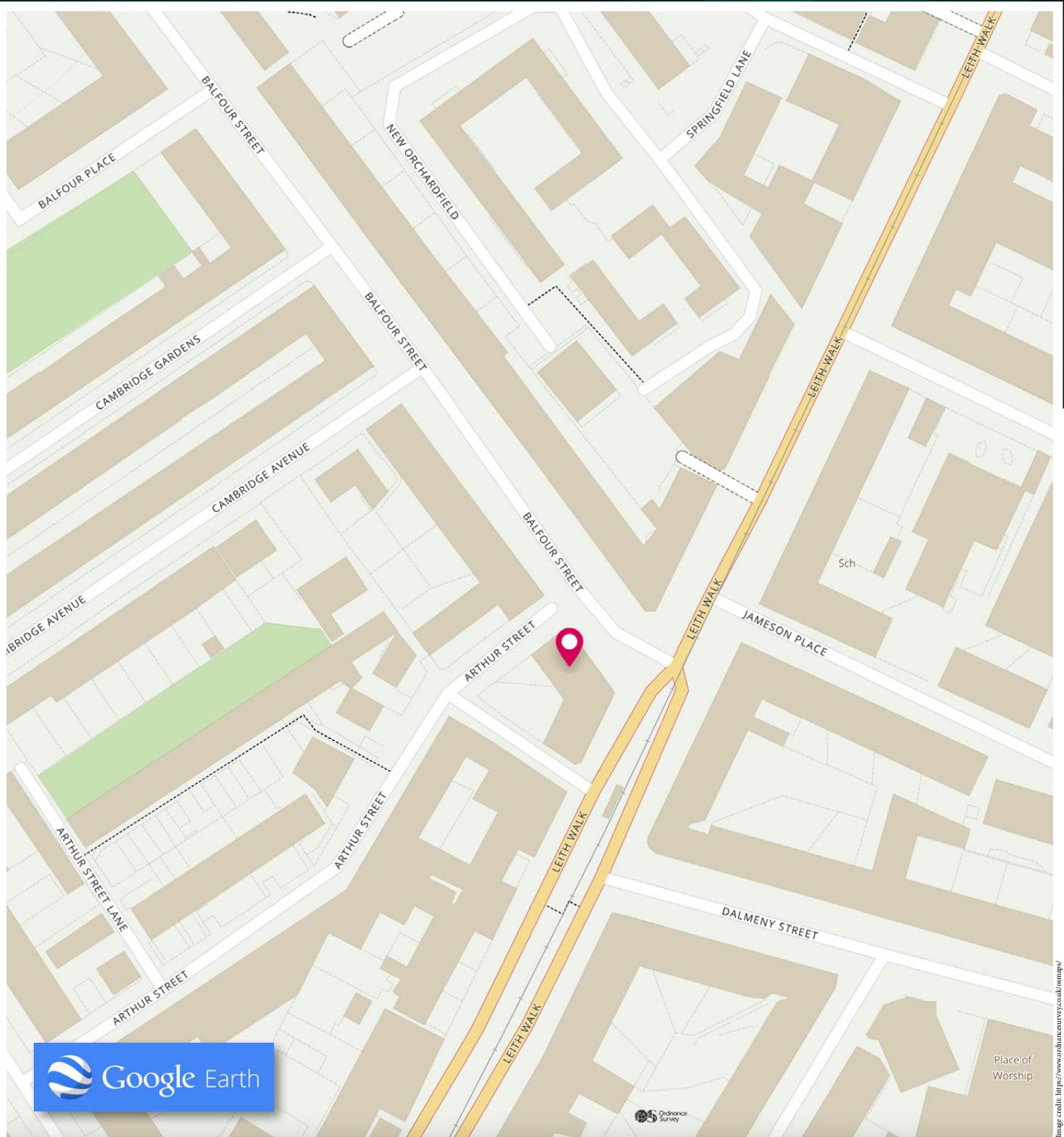


Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office.

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.

It is also a short walk into the city centre, with the option of using one of the many and frequent bus or tram services that use this route. 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.





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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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