



Stylish Top-Floor Living in the Heart of Leith



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McEwan Fraser Legal is delighted to present this immaculate two-bedroom top-floor flat offers stylish urban living with an abundance of natural light throughout. Located on Easter Road, the property enjoys a prime position close to excellent local amenities, cafés, and transport links into the city centre.

THE LIVING ROOM/KITCHEN



The spacious open-plan kitchen and living area is the heart of the home, perfect for relaxing or entertaining, with large windows that flood the space with sunlight. The modern kitchen is sleek and well-appointed, blending seamlessly with the airy living area.





Both double bedrooms are well-proportioned and beautifully presented, offering comfortable and tranquil retreats. The contemporary shower room is a real standout—elegantly designed with high-quality fittings and a luxurious finish.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

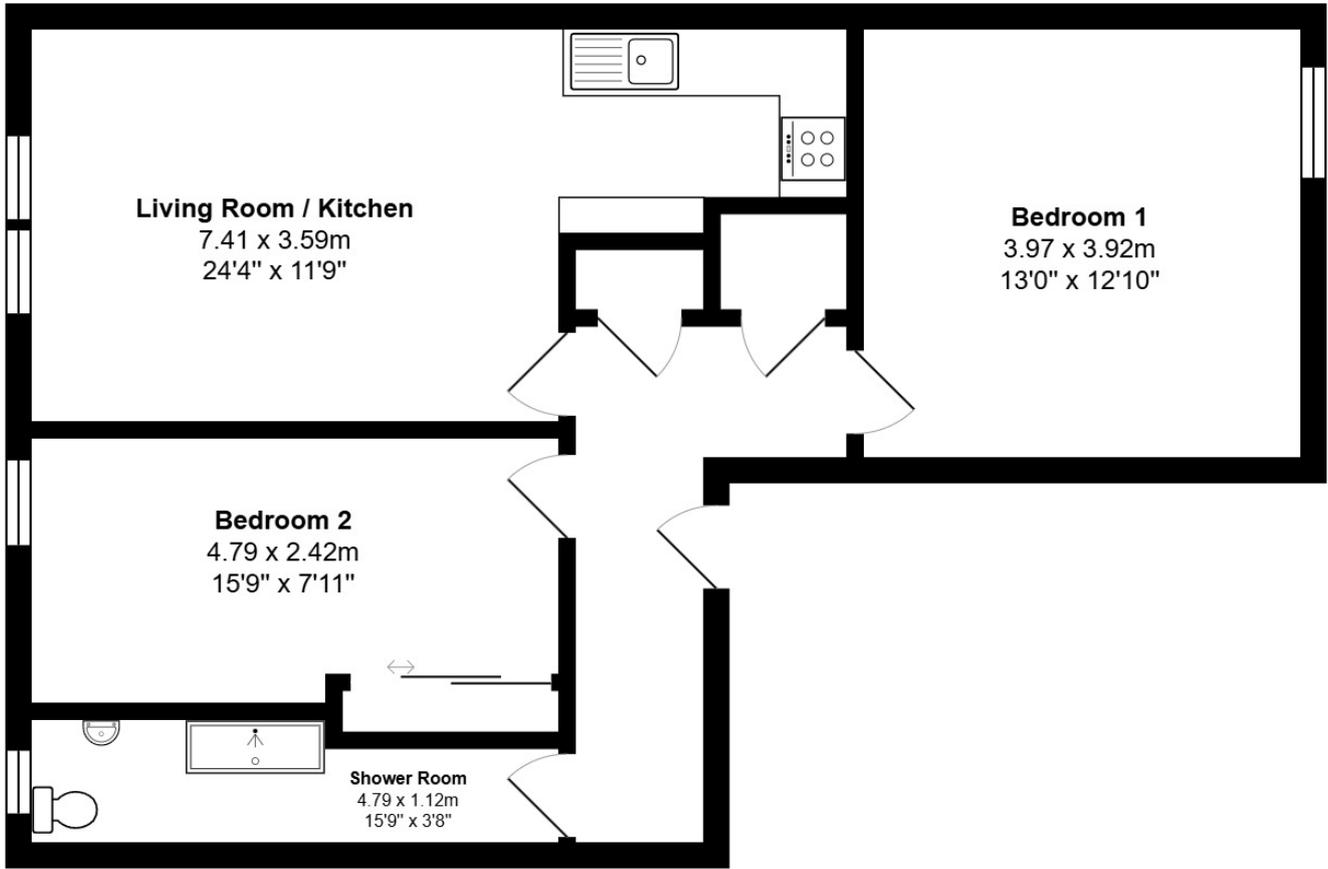


This exceptional flat is ideal for professionals, first-time buyers, or investors looking for a turnkey home in one of Edinburgh's most sought-after areas.

EXTERNALS & VIEWS

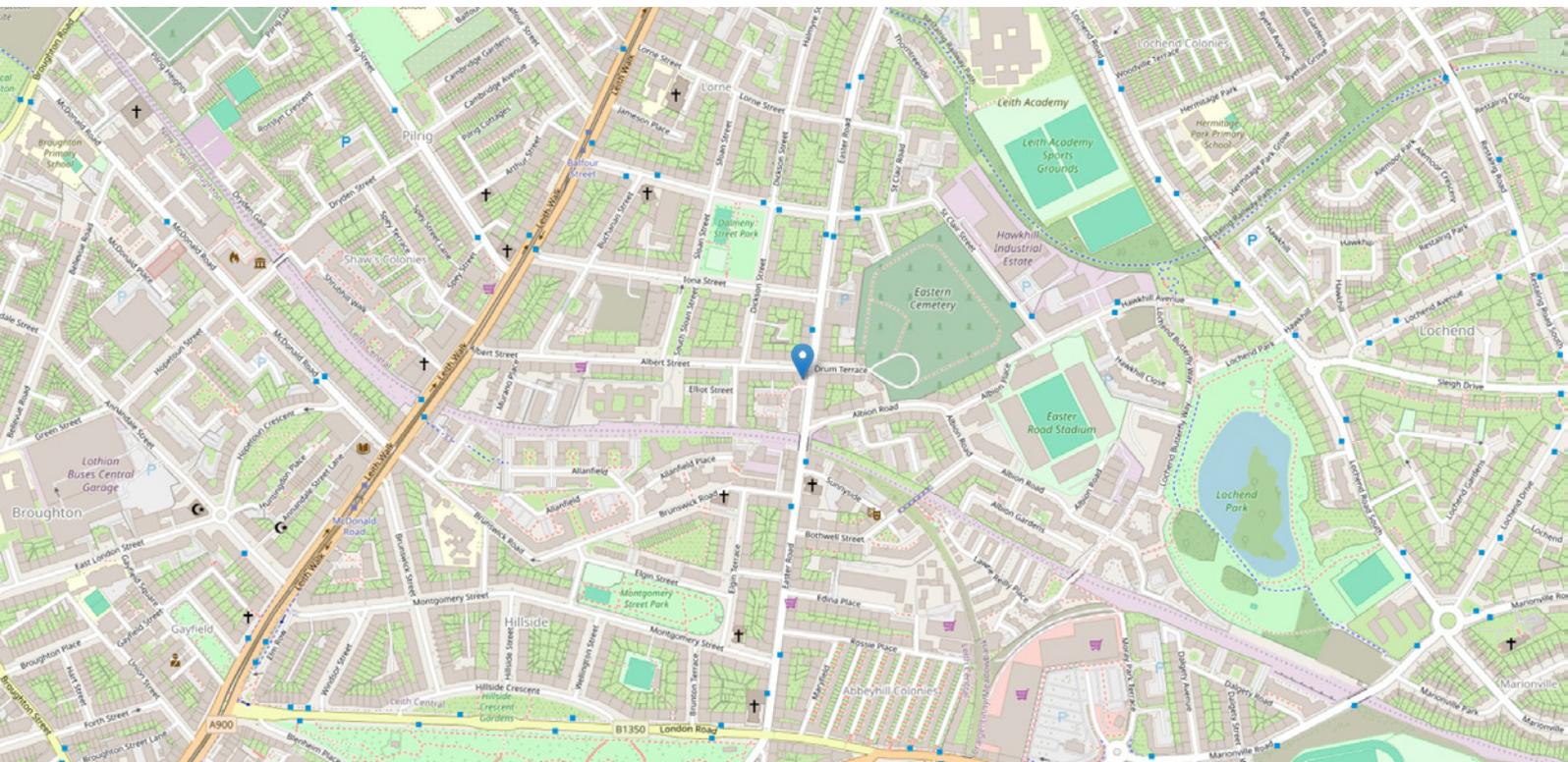


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 70m² | EPC Rating: D



THE LOCATION

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 a 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.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus 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 bypass.



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