

# 66/6 Iona Street

LEITH, EDINBURGH, EH6 8RH



*Bright and spacious two-bedroom first-floor flat in Leith, with shared garden, double glazing and gas central heating, ideal for first-time buyers or investors*



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McEwan Fraser Legal is delighted to present this charming two-bedroom second-floor flat, ideally located on Iona Street in the ever-popular Leith district of Edinburgh. Offering bright and spacious accommodation, this home is perfect for first-time buyers, professionals, or investors alike.

# THE LIVING ROOM



The property is well-proportioned throughout and benefits from gas central heating and double glazing, ensuring year-round comfort. The generous living room provides ample space for both relaxation and dining, with a large window flooding the room with natural light. The kitchen is well laid out with plenty of storage and workspace.



# THE KITCHEN







Two good-sized double bedrooms offer flexible living arrangements, and the accommodation is completed by a fitted bathroom.

## THE SHOWER ROOM



# BEDROOM 1





# BEDROOM 2





Externally, residents enjoy access to a shared rear garden, providing a welcome outdoor retreat in the heart of the city.

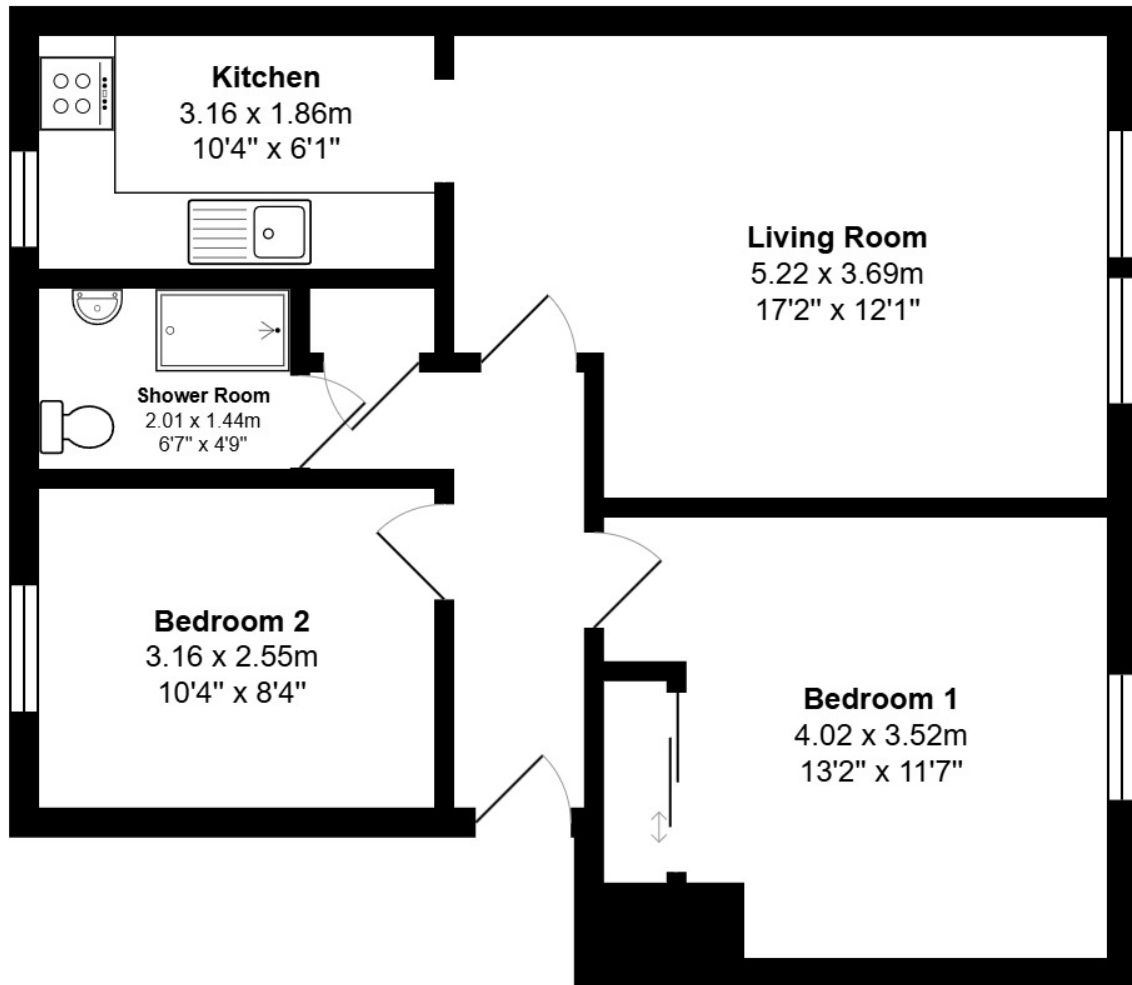
Located just off Leith Walk, the property benefits from excellent local amenities, vibrant cafes and restaurants, and superb transport links, making it a highly desirable location. Early viewing is recommended.

# EXTERNALS & VIEWS



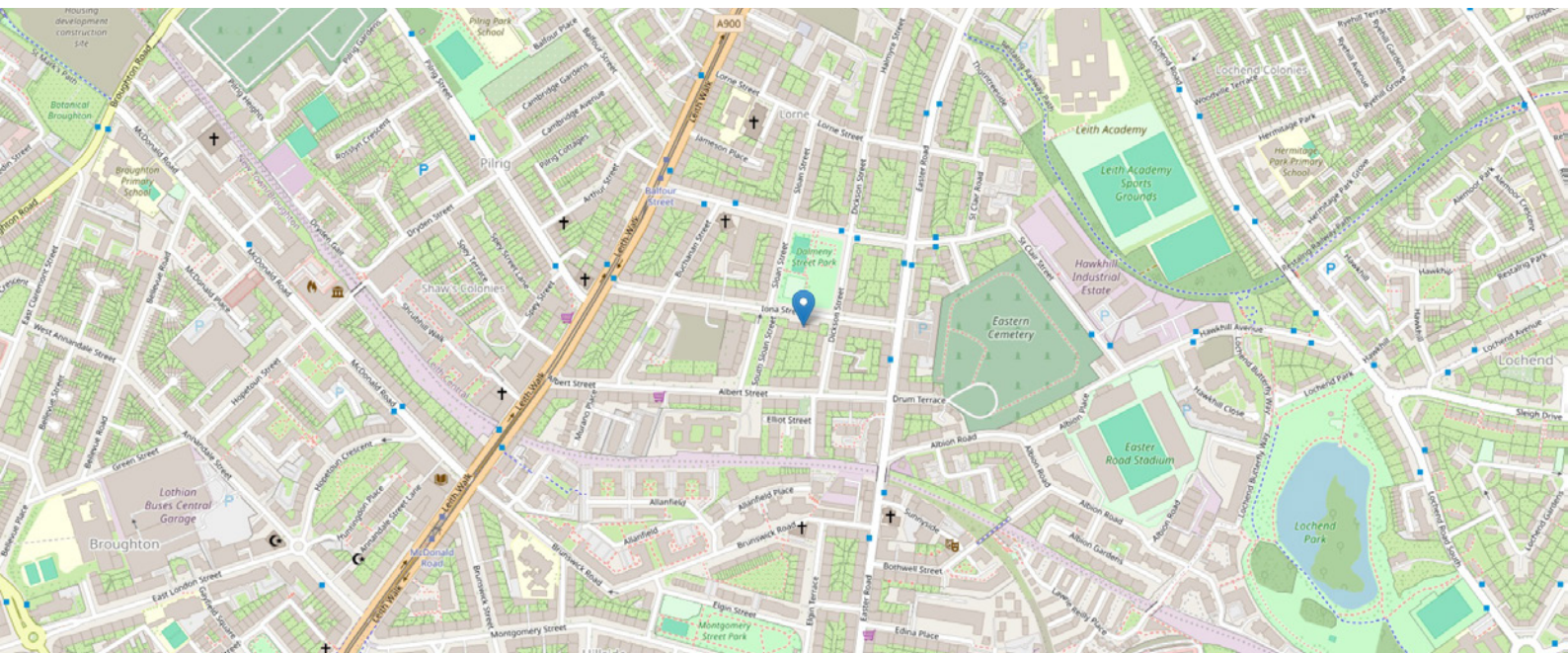


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup> | 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.



**McEwan Fraser Legal**

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