

10 Fingzies Place

LEITH LINKS, EDINBURGH, EH6 8AW



*AN EXCEPTIONAL THREE-BEDROOM
DOUBLE UPPER COLONY FLAT*



0131 524 9797

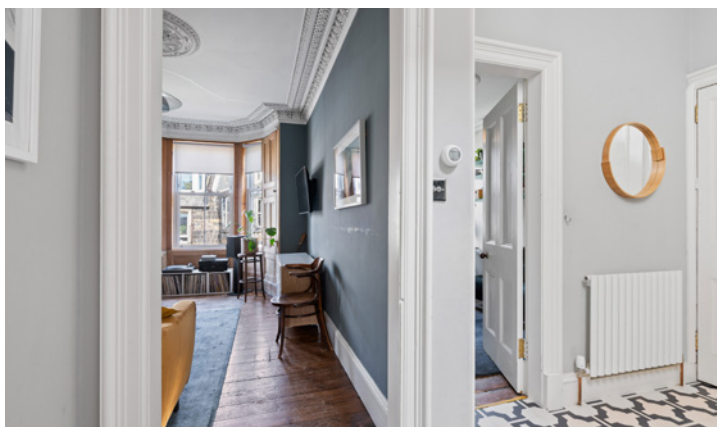


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McEwan Fraser Legal is delighted to present this exceptional three-bedroom double upper colony flat to the market. Occupying a peaceful position just moments from Leith Links, this superb main-door home offers an outstanding blend of elegant period character, generous proportions and stylish contemporary living. Beautifully presented throughout, the property is ideally suited to professionals and families seeking a distinctive home in one of Edinburgh's most desirable residential locations.

The magnificent bay-windowed living room is undoubtedly the centrepiece of the home. A wonderfully bright and welcoming space, it enjoys beautiful natural light and showcases many of the property's original features, including an attractive fireplace and ornate cornicing. The impressive proportions create an elegant room that is equally suited to relaxing with family or entertaining guests.

The Property

Complementing the living room is a stunning dining kitchen that provides an excellent balance of style and practicality. Beautifully appointed with an ample range of contemporary base and wall-mounted units, generous worktop space, and plenty of space for a dining table, it is a superb social space that is perfectly designed for modern family life. A separate utility room provides valuable additional storage and space for a range of freestanding appliances, helping to keep the principal living areas uncluttered.







The accommodation begins with a private main-door entrance leading to an entrance vestibule and staircase to the welcoming first-floor hallway. Also on this level is a well-proportioned double bedroom, offering flexible accommodation as a guest bedroom, nursery or home office.





Bedroom 2





The upper floor continues to impress with two further generous double bedrooms, both benefiting from excellent natural light and useful storage. A stylish family bathroom completes the accommodation, fitted with a contemporary white three-piece suite and a mains shower over the bath.





Bedroom 3







The property further benefits from high-quality sash and case double-glazed windows, gas central heating, and excellent storage throughout.





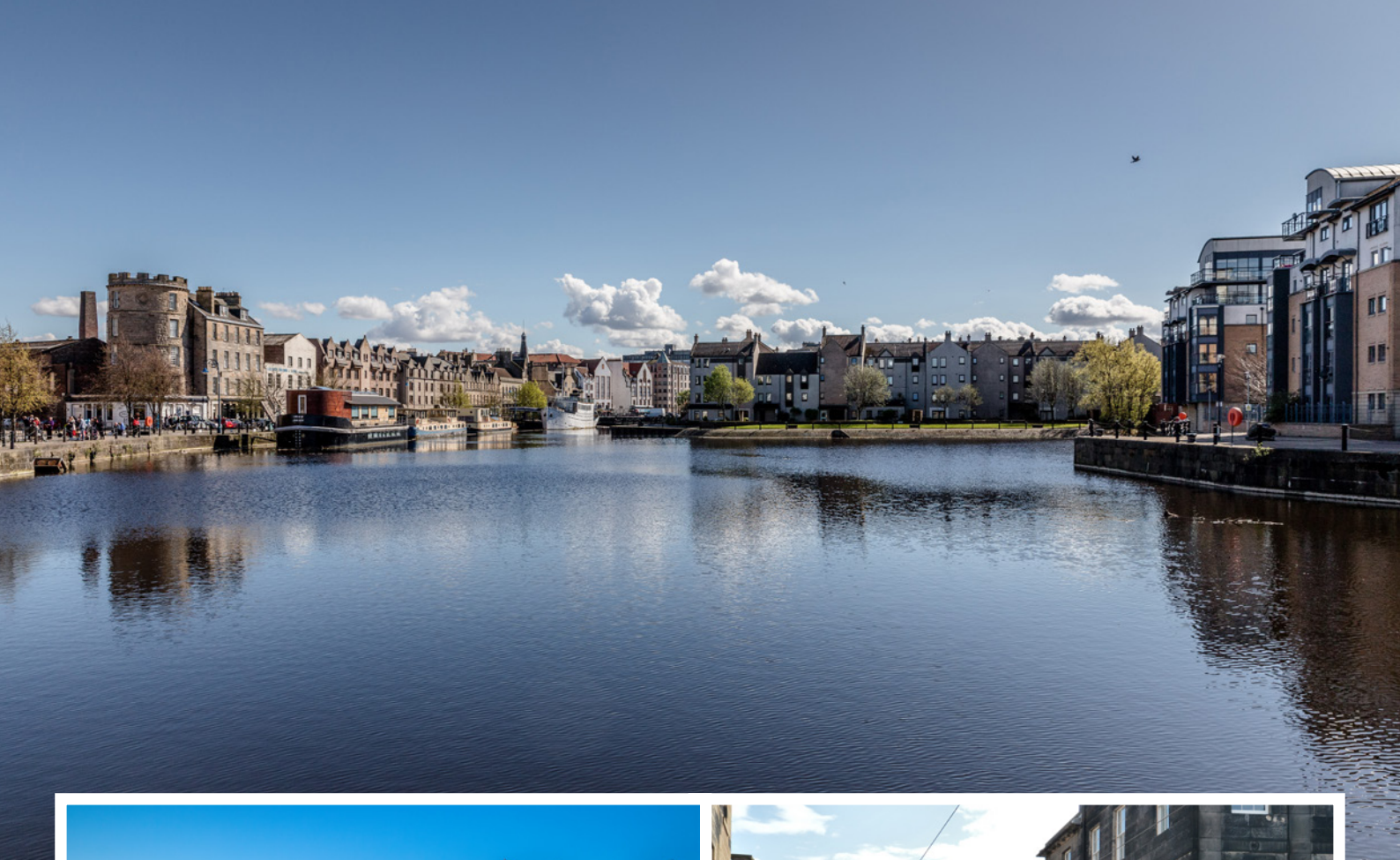
Gross internal floor area (m²): 94m²

EPC Rating: C

Externally, the private front garden has been thoughtfully designed for ease of maintenance, finished with attractive slate chippings and framed by mature planting to create a welcoming outdoor space.

Combining the timeless appeal of a traditional colony flat with spacious, beautifully presented accommodation and an exceptional location close to Leith Links, The Shore and Edinburgh's vibrant waterfront, this is a rare opportunity to acquire a truly outstanding home.





Fingzies Place enjoys an enviable position beside the open green spaces of Leith Links, one of Edinburgh's most historic and popular parks. This vibrant pocket of Leith combines the character of traditional colony housing with an outstanding range of local amenities, making it particularly appealing to professionals, first-time buyers and families seeking a well-connected city location.

Leith has become one of Edinburgh's most fashionable and desirable districts, celebrated for its vibrant atmosphere, independent businesses and award-winning food and drink scene. Just a short distance away, The Shore offers an exceptional waterfront setting with an outstanding selection of cafés, bars and renowned restaurants, making it one of the capital's most popular destinations for dining and socialising. Closer to home, residents also enjoy an excellent choice of local cafés, artisan bakeries, traditional pubs, independent retailers and supermarkets, while the city centre and the St James Quarter are easily reached.

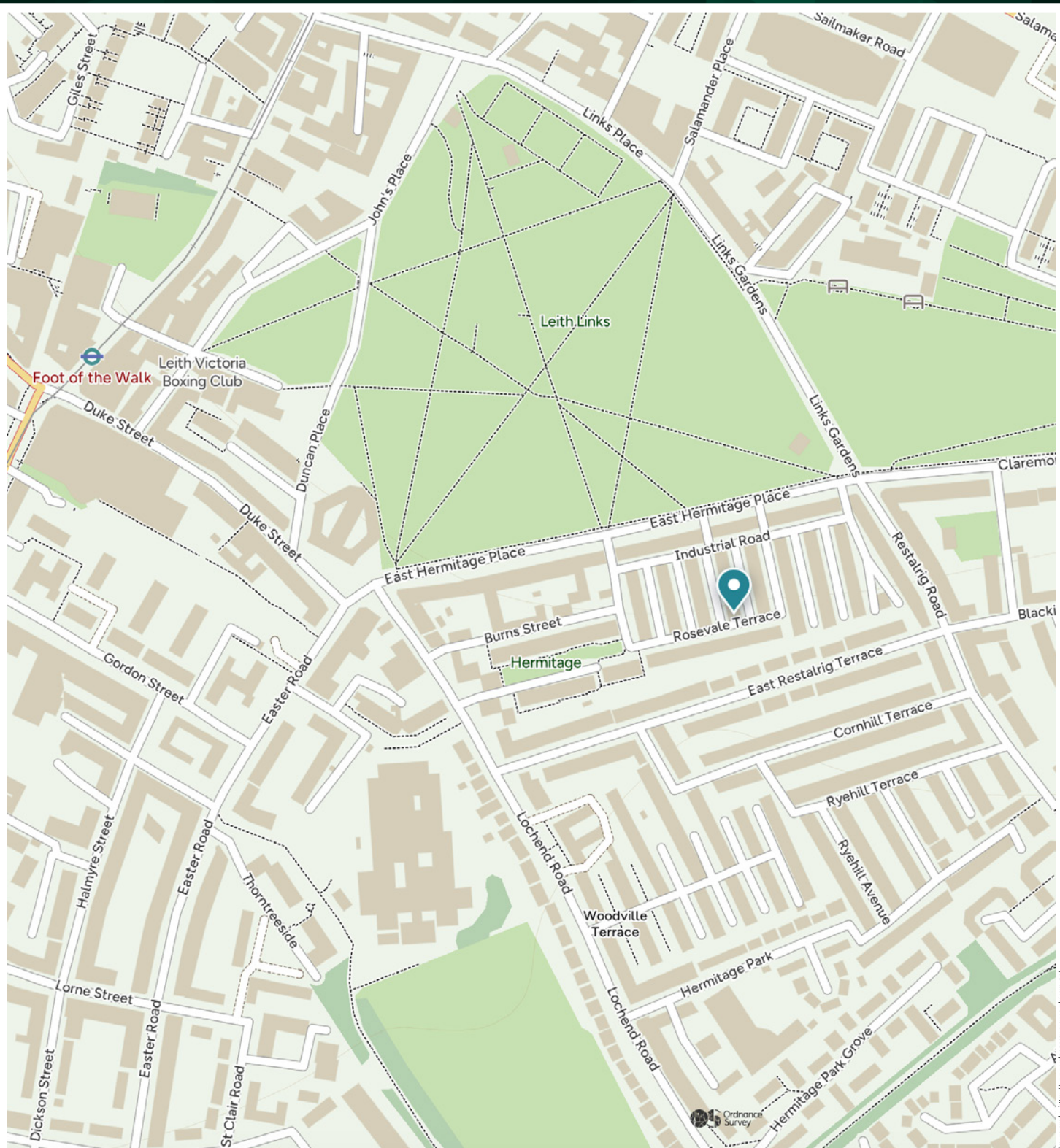
The Location



Outdoor enthusiasts are particularly well served. Leith Links provides expansive open parkland, sports pitches, tennis courts and pleasant walking routes right on the doorstep, while the beautiful promenade at Portobello Beach is within easy walking or cycling distance. The nearby Water of Leith Walkway offers further scenic routes for walking, running and cycling through some of Edinburgh's most attractive green spaces.

The location benefits from outstanding transport connections. Frequent bus services provide swift access to Edinburgh city centre and surrounding areas, while the nearby tram extension offers direct links to the city centre, Haymarket, Edinburgh Park and Edinburgh Airport. Excellent road connections also provide easy access to the City Bypass and Scotland's wider motorway network.

Combining the charm of traditional colony living with beautiful parkland, a thriving waterfront lifestyle at The Shore and excellent connectivity across the capital, Fingzies Place represents an outstanding location in one of Edinburgh's most sought-after neighbourhoods.



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