




McEwan Fraser Legal
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4/5 North Leith Mill

EDINBURGH, EH6 6JY



Leith

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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.

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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An excellent opportunity has arisen to acquire this highly desirable two bedroom ground floor flat, making for an ideal first-time buyer or buy-to-let opportunity and located within the popular Leith area of Edinburgh. There are many bus services reaching out to different areas of the city making this property the ideal central base. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly consisting of an entrance hallway, a spacious and modern bath/shower room which has a three piece suite and extractor fan, you will also find a bright and spacious lounge you will enter into the very spacious lounge via the hallway and it offers an excellent living space. The Kitchen is an internal room however, there is no compromise on space and is modern with a variety of freestanding and integrated appliances. Last but not least are the bedrooms, both of which forming spacious double bedrooms with plenty of space for a multitude of furniture arrangements.

This property also benefits from a secure door entry system and gas central heating and from being fully double glazed.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.64m (15'3") x 2.80m (9'2")
Kitchen	3.14m (10'4") x 1.77m (5'10")
Bedroom 1	3.60m (11'10") x 3.23m (10'7")
Bedroom 2	2.52m (8'3") x 2.50m (8'2")
Bathroom	2.40m (7'10") x 1.29m (4'3")

Gross internal floor area (m²): 53m²

EPC Rating: C

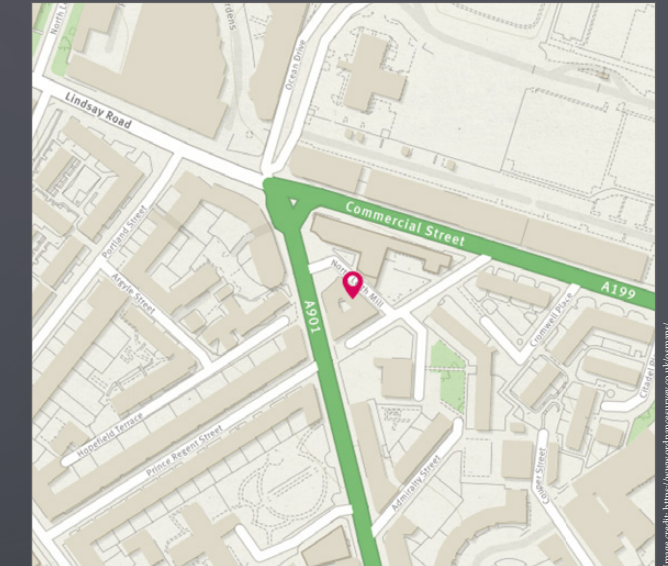


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