




McEwan Fraser Legal

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36 Cornhill Terrace

LEITH LINKS, EDINBURGH, EH6 8EL

LEITH LINKS, EDINBURGH

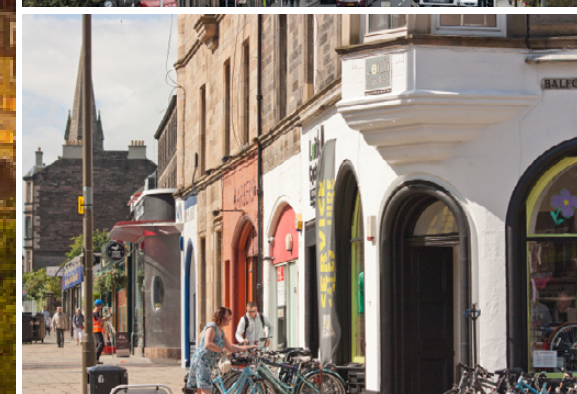
The Leith area offers an exceptionally wide choice of amenities and shopping facilities as well as a number of banks, building societies and a Post Office.

A few minutes drive takes you to Ocean Terminal where further shops, restaurants and cinema can be found. Leith is an established, independent community, and it is very much self-contained. There is an excellent choice of places to eat and drink, with an array of entertainment places in a bright lively atmosphere. In addition, Leith has a vast array of health centres such as private and NHS surgeries and a flexible choice of dentists.

The Shore, the 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 a simple matter of a twenty-five-minute walk into the city centre, with the option of also using one of the many and frequent bus services (the number 22 runs every ten minutes and takes only ten minutes to reach the centre).

Leith is also perfectly located for ease of travel to other parts of the city and beyond. Ferry Road gives very swift access to the west and the Forth Bridge to the North.

Seafield Road leads out to the east and the south. In both these directions, there are ultimately links with the City Bypass. Leith also has its own Primary and Secondary schools, the Academy being a community high school with access for adults both during the day and in the evenings.



36 CORNHILL TERRACE

An excellent opportunity has arisen to acquire this spacious five bedroom double upper villa, making for an ideal family home, while being well located within the popular Leith Links area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in immaculate decorative order, while briefly consisting of;

Ground Floor: entrance hallway with access into the rear garden, including a private under-stair storage cupboard.

First Floor: an internal hallway with a storage cupboard, a bright and spacious lounge with a bay window, an Edinburgh press cupboard, a feature fireplace and period corning as well as an open plan lounge/diner which benefits from a range of integrated appliances, including a five-ring gas hob, extractor hood, double oven/grill, under-unit lighting, a further Edinburgh press, a walk-in larder and a fully fitted, partially tiled utility room.

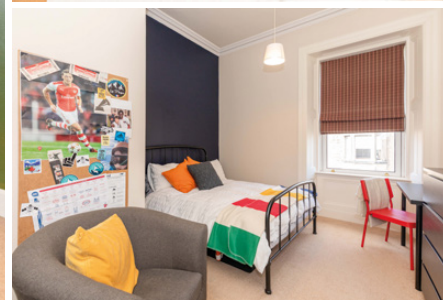
There are also two spacious double bedrooms, one of which has a feature fireplace and is currently used as a family room while offering flexible use as a dining room, a three-piece, partially tiled family bathroom with an over-head shower and a chrome heated towel rail and a home office with access to the second floor.

Second Floor: two spacious double bedrooms, both with two built-in wardrobes, one of which allows access to the eaves, a single bedroom with further access to the eaves and a three-piece, fully tiled family shower room.

This property also benefits from; gas central heating, full double glazing, with Velux windows throughout the second floor and a private front garden with gated entry as well as a private rear garden which is conveniently low maintenance as well as south facing.

Finally, there is more than adequate unrestricted on-street parking to accommodate both residents and visitors alike.





BEDROOMS & BATHROOMS



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

First Floor	
Living Room	5.20m (17'1") x 4.36m (14'4")
Kitchen	5.09m (16'8") x 3.20m (10'6")
Study	3.80m (12'6") x 2.40m (7'10")
Utility	2.14m (7') x 1.77m (5'10")
Bedroom 3	3.83m (12'7") x 3.51m (11'6")
Bedroom 4/ Family Room	3.93m (12'11") x 3.70m (12'2")
Bathroom	2.78m (9'1") x 1.25m (4'1")
Second Floor	
Bedroom 1	4.74m (15'7") x 4.30m (14'1")
Bedroom 2	4.10m (13'5") x 3.65m (12')
Bedroom 5	3.48m (11'5") x 2.50m (8'2")
Shower Room	2.40m (7'10") x 2.00m (6'7")

Gross internal floor area (m²): 144m² | EPC Rating: C

Extras (Included in the sale): Sale includes selected fixtures, fittings, curtains and blinds, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

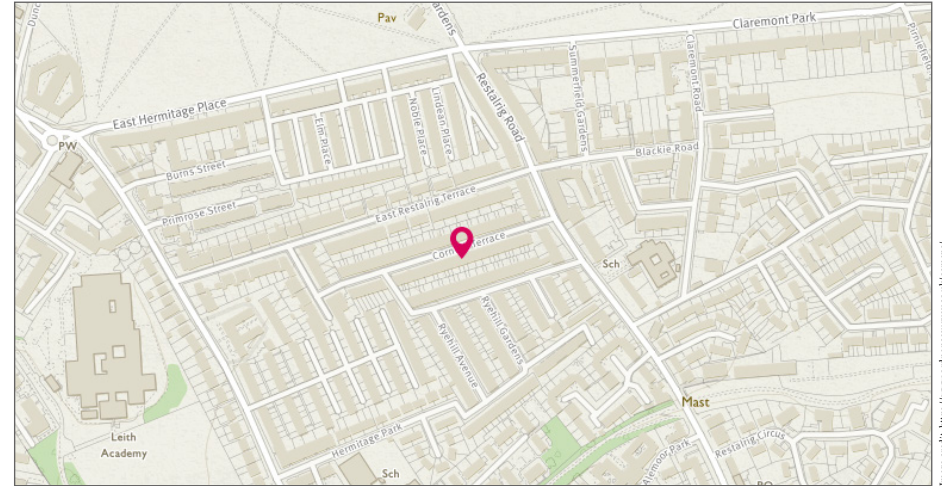


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