




McEwan Fraser Legal

Solicitors & Estate Agents

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6/3 Cadiz Street

LEITH, EDINBURGH, EH6 7BH



THE LOCATION

This property is situated close to the desirable Shore area of Leith. The Shore is a fashionable and friendly area north of Edinburgh city centre offering a blend of history buildings and modern developments. Leith is a vibrant, independent community with an excellent choice of places to eat and drink in the form of cafes, pubs, bistros and Michelin-starred restaurants. The property is also just minutes walk from Leith Links. There is also easy access to the Water of Leith for pleasant walks and those who commute by bicycle. Several places of entertainment can be found,

including Leith Theatre. Extensive local shopping is available throughout Leith, boasting independent shops, large supermarkets and Ocean Terminal where further shops, restaurants, a gym and cinema can be found.

The area is well served by Lothian Buses 12, 16, 22, 35 and 36. Leith boasts a number of convenient facilities, including surgeries and a choice of dentists. Leith also has its own primary and secondary schools, the academy being a community high school.





THE PROPERTY

McEwan Fraser Legal are delighted to bring to the market this two bedroom first floor flat, making for an ideal first-time buyer or buy-to-let opportunity and well located within the Leith area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in great decorative order, briefly comprising of an entrance hallway including a large cloak cupboard, an internal kitchen with hob, free-standing washing machine, and fridge freezer. Spacious lounge, two double

bedrooms and completing the accommodation a three-piece, bathroom with shower overhead.

This property also benefits from fully double glazed windows, gas central heating, quality laminate flooring throughout, combi boiler, a communal rear garden and private parking spaces.



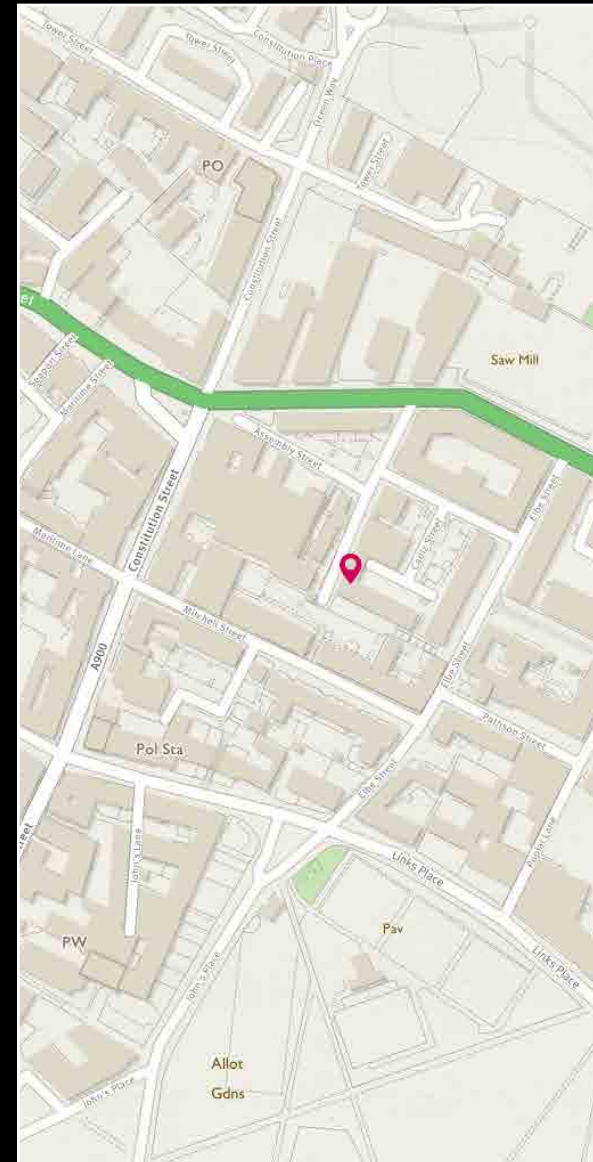
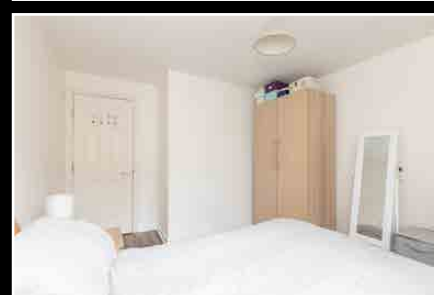
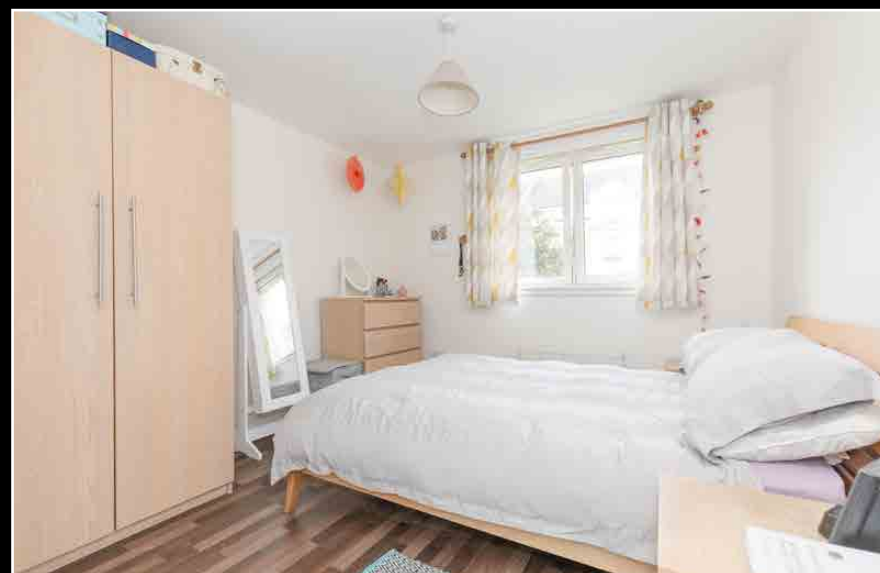


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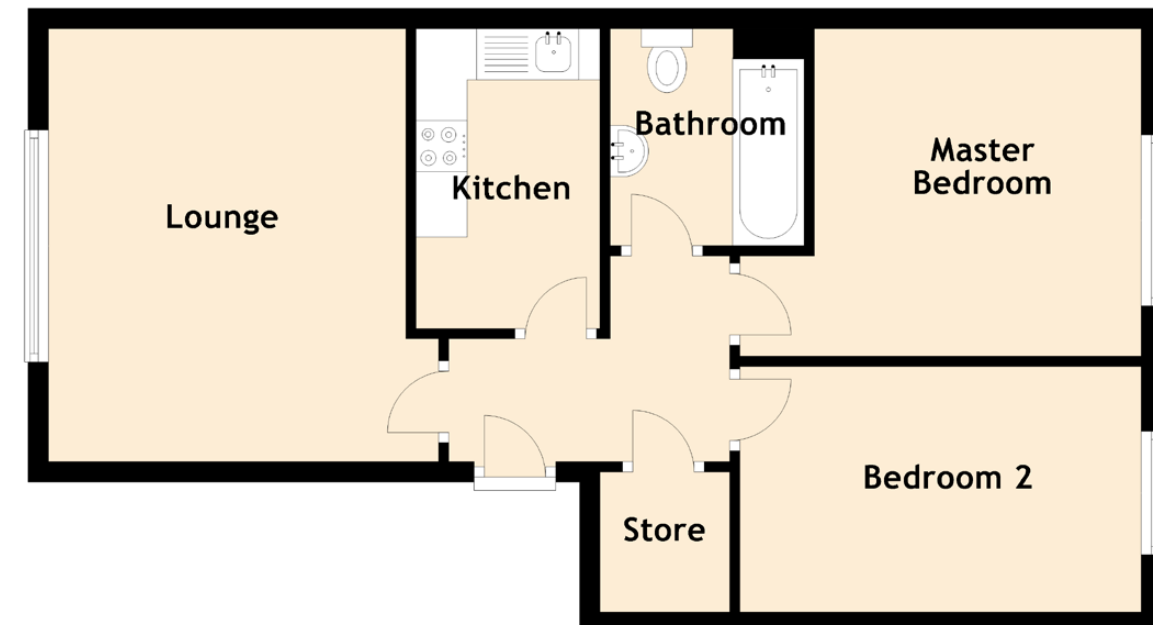


Approximate Dimensions (Taken from the widest point)

Lounge	4.23m (13'11") x 3.50m (11'6")
Kitchen	2.93m (9'7") x 1.80m (5'11")
Master Bedroom	3.20m (10'6") x 2.00m (6'7")
Bedroom 2	3.93m (12'11") x 2.40m (7'10")
Bathroom	2.12m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 53m² | EPC Rating: C

Extras (Included in the sale): Selected light fittings, floor fittings, wardrobes, fridge freezer and washing machine.






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**Part
 Exchange
 Available**

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