




McEwan Fraser Legal

Solicitors & Estate Agents

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31 Woodbine Terrace

LEITH LINKS, EDINBURGH, EH6 8DA

31 WOODBINE TERRACE

Many would consider Edinburgh's Leith Links 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 several 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.

There is an excellent choice of places to eat and drink, several places of entertainment in its bright and lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries and a good 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 using one of the many and frequent bus services that use this route.



31 WOODBINE TERRACE

An excellent opportunity has arisen to acquire this two-bed main door double upper Colony Villa situated in a quiet part of Edinburgh's Leith Links area. With scope for some cosmetic upgrade, the property comprises entrance vestibule leading to hall with storage, good size lounge with gas fire and window fully functional dining kitchen with utility room accessed off the kitchen. Upstairs you will find two bedrooms, one of which is a double and the other being a single bedroom, with the bathroom with three-piece suite completing the internals of this property.

A gas central heating system and this along with double glazed window units should help ensure a warm yet cost-effective living environment. Externally there is a private low maintenance garden to the front of the property and on-street parking is also available. Early viewing of this property is highly recommended, with scope to develop, this charming property will appeal to a variety of buyers.



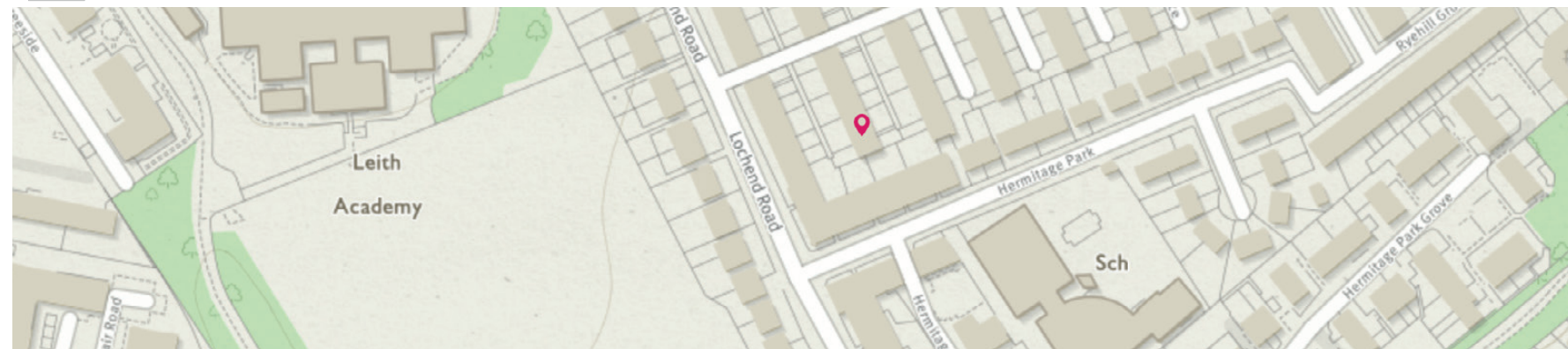


THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.17m (13'8") x 3.94m (12'11")
Kitchen	5.10m (16'9") x 3.15m (10'4")
Utility	2.83m (9'3") x 1.98m (6'6")
Bedroom 1	5.41m (17'9") x 4.63m (15'2")
Bedroom 2	3.11m (10'2") x 1.57m (5'2")
Bathroom	2.72m (8'11") x 1.54m (5'1")

Gross internal floor area (m²): 79m²
EPC Rating: G





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