

6/14 St. Clair Road

LEITH, EDINBURGH, EH6 8JY



*BRIGHT & SPACIOUS
SECOND FLOOR APARTMENT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this superb second-floor apartment, forming part of a well-established and highly sought-after modern development in the heart of Leith. Offering spacious and well-proportioned accommodation throughout, this attractive home is perfectly suited to first-time buyers, professionals, downsizers and investors alike.

Accessed via a secure entry system with the added convenience of a lift, the property enjoys a welcoming entrance hallway complete with two generous storage cupboards. The bright and spacious bay-windowed living and dining room is flooded with natural light, creating an inviting space to relax, entertain and enjoy everyday living.

The Property





The well-appointed kitchen offers an excellent range of wall and base units along with ample worktop space, and an integrated Bosch dishwasher, making it both practical and functional for modern lifestyles.



The generous principal bedroom benefits from a built-in wardrobe and a stylish en suite shower room, providing a comfortable and private retreat. A second spacious double bedroom offers excellent flexibility for guests, family members or those working from home, while the contemporary family bathroom completes the accommodation.





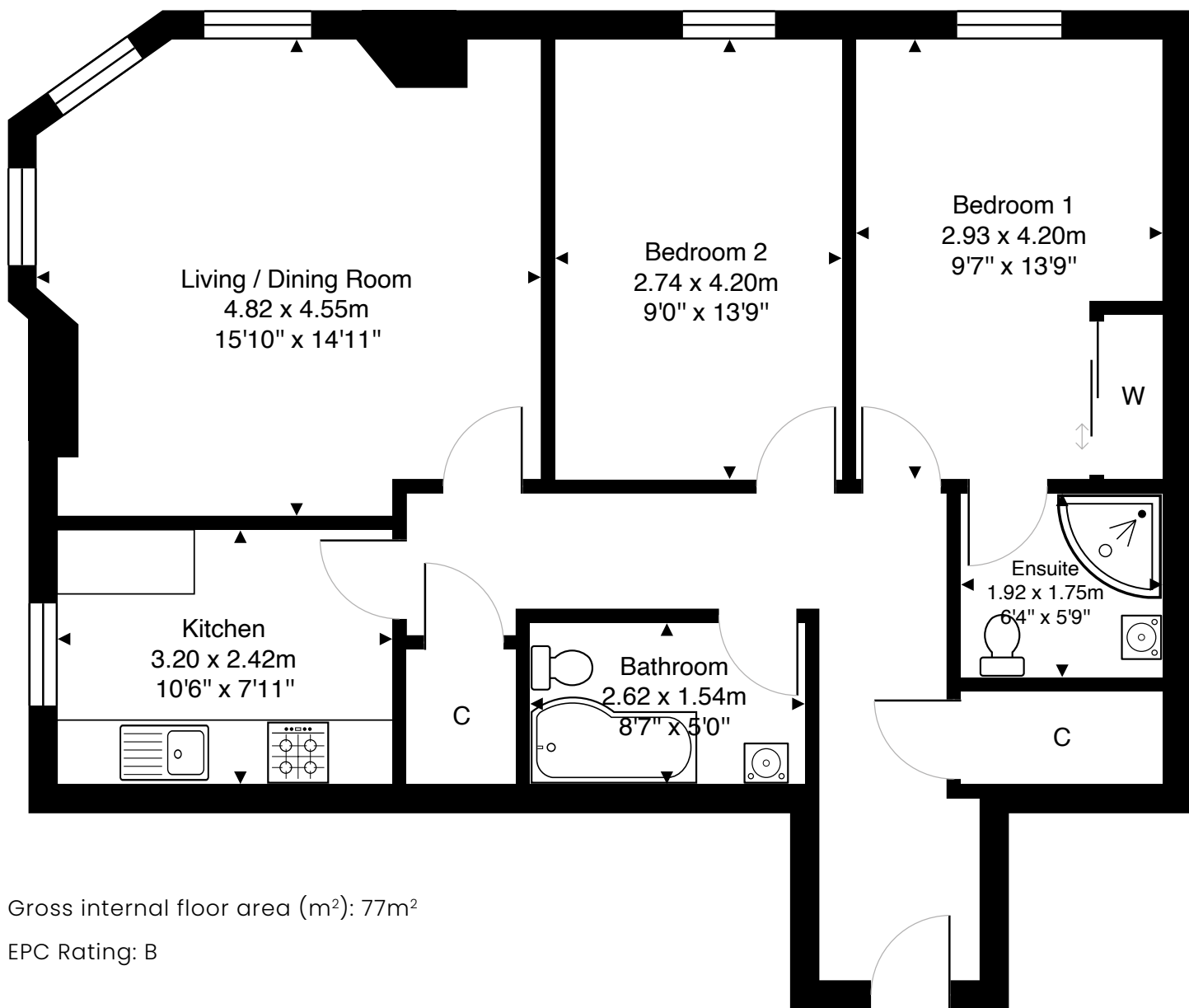


Bedroom 2









Floor Plan



Further benefits include residents' parking, well-maintained communal grounds, a secure entry system and lift access to all floors, enhancing the convenience and appeal of this fantastic home.

Ideally positioned within one of Edinburgh's most vibrant districts, the property is within easy reach of The Shore, excellent local amenities, the tram network and Edinburgh city centre, making this an outstanding opportunity to acquire a quality apartment in a prime location.

The Property

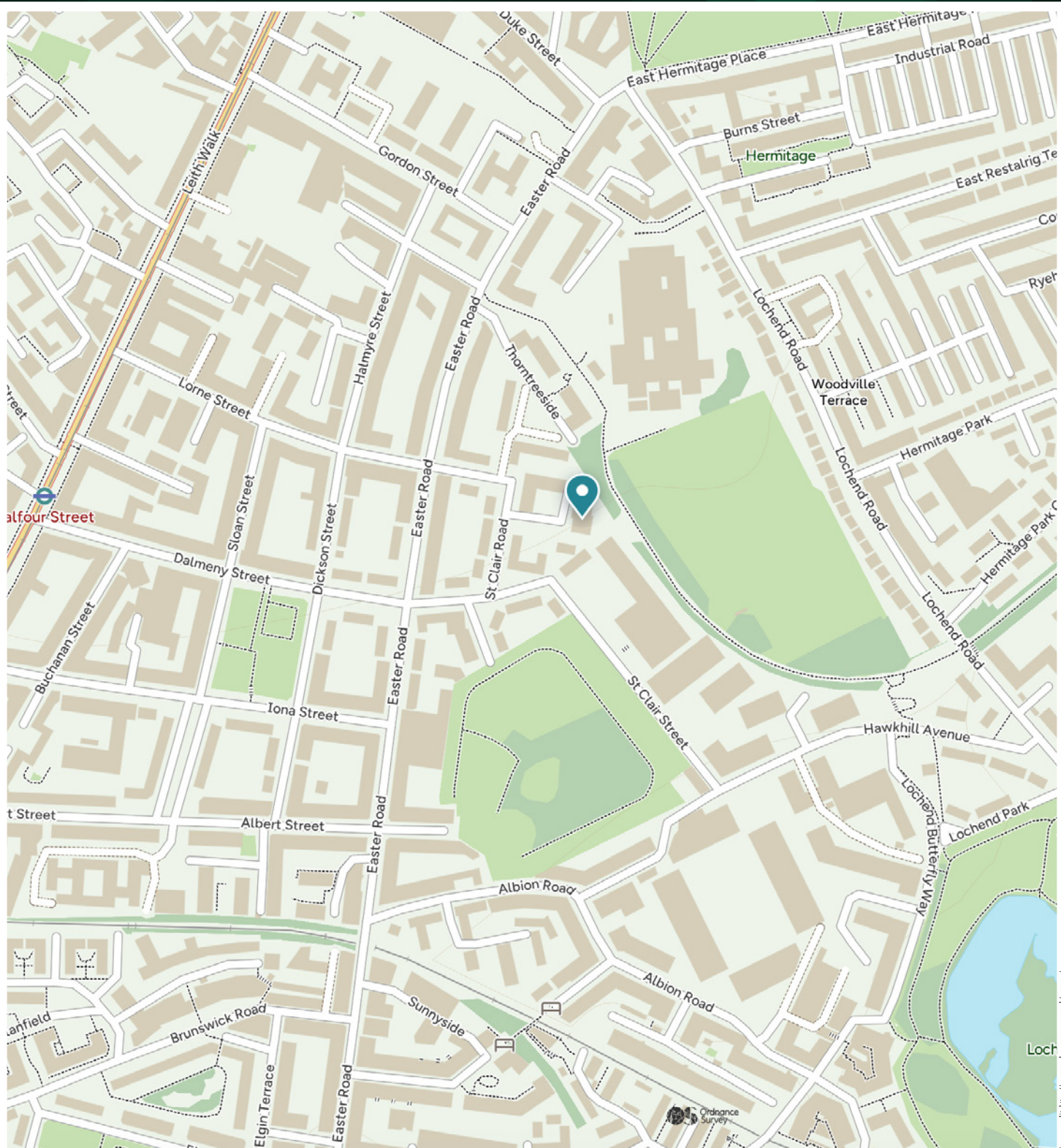


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.