




McEwan Fraser Legal

Solicitors & Estate Agents

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161/17 Easter Road

EASTER ROAD, EDINBURGH, EH7 5QB



The Location

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Whilst Edinburgh City Centre, including Waverly Rail Station can be easily accessed on foot or by bus from this property, making it an ideal location for anyone working in the City Centre or looking to commute for work, or just to access City Centre shopping, it is situated in the very heart of Leith which many would consider to be one of the city's best served suburban shopping centres.

It is often considered to be an independent community and has a bright lively atmosphere. There are exceptionally wide choices of shopping facilities as well as a number of banks, building societies and a Post Office. There are excellent choices of places to eat and drink and several places of entertainment, the most notable of which being The Edinburgh Playhouse Theatre. A few minutes by bus takes you to Ocean Terminal where further shops, restaurants and cinemas can be found.

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 place.

From Leith, it is also a relatively simple matter to travel out to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the City Bypass.

Not surprisingly, Leith has several surgeries, a choice of dentists, its own primary and secondary schools, the Academy being a community high school with access to adults during the day and evenings.





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An excellent and rare opportunity has arisen to acquire this modern one bedroom Penthouse apartment. It would be ideal for a first-time buyer or as a Buy-To-Let property and is very well located within the popular Leith area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order and consists of; a large entrance hallway, suitable for a home office/ study/sofa bed with Velux window, a double meter and storage cupboard and access to extensive eaves storage.

It leads on to the spacious double bedroom which has a Velux window and further access to the eaves storage, and also a double built-in mirrored wardrobe.

The three-piece, partially tiled bathroom includes an over-head shower.

A large, open plan, partially tiled lounge/kitchen/diner has wall to wall, floor-to-ceiling windows which flood the room with natural light from the west. It benefits from an integrated four-ring gas hob/oven, extractor hood, dishwasher, washing machine, fridge freezer and under-unit lighting.

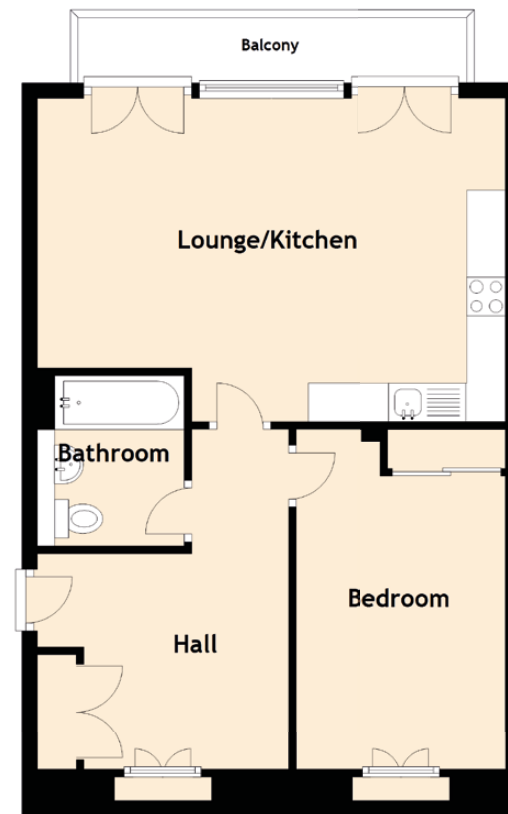
The balcony provides stunning views across Edinburgh, from Arthur's Seat right down to the Forth of Firth. This property also benefits from gas central heating, full double glazing, secure door entry system and a lift. There are areas of communal garden surrounding the property including bin and bike stores and residents parking beneath the property, with on-street parking to accommodate for visitors





Specifications

FLOOR PLAN, DIMENSIONS & MAP

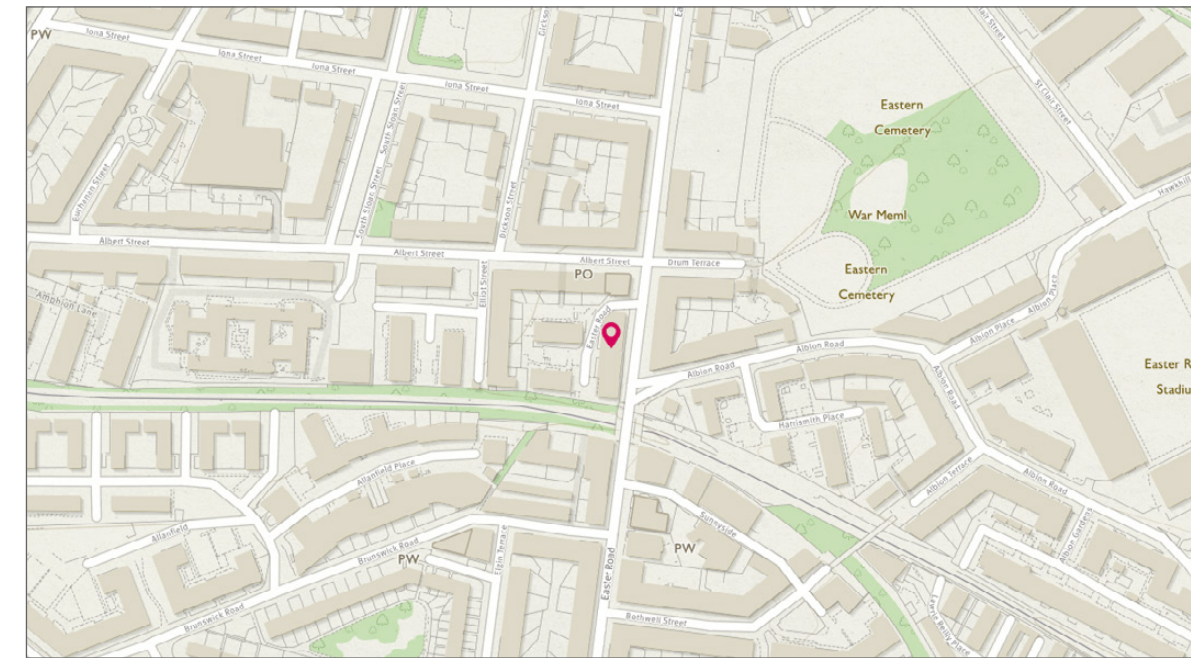


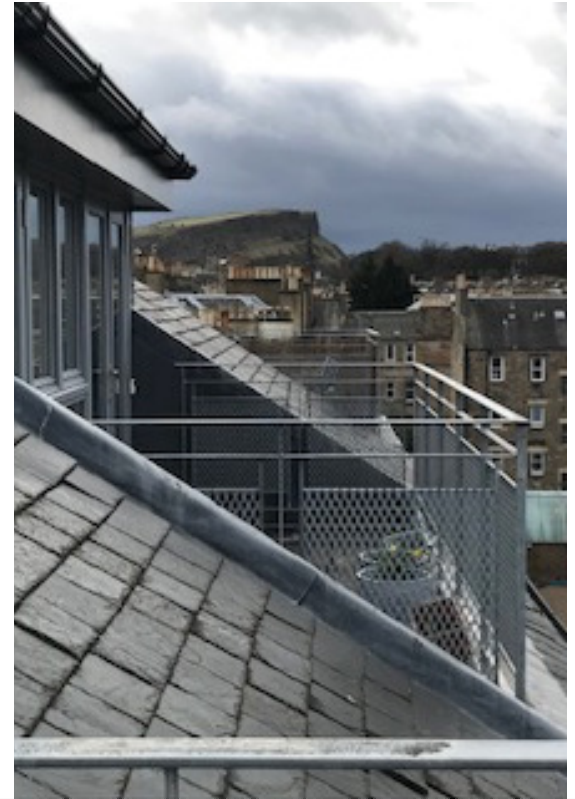
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.08m (19'11") x 4.20m (13'9")
Bedroom	4.42m (14'6") x 2.72m (8'11")
Bathroom	2.21m (7'3") x 1.90m (6'3")

Gross internal floor area (m²): 52m² | EPC Rating: C

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






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**Part
 Exchange
 Available**

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