



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

14/2 Queen Charlotte Street

LEITH, EDINBURGH, EH6 6AT

# LEITH



Queen Charlotte Street is situated in the very heart of Leith and many would consider this 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 a number of banks, building societies and a post office. A few minutes by bus takes you to Ocean Terminal where further shops, restaurants and cinema can be found. Many would consider Leith to be an independent community, of course, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere. 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.

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 By-pass.



# 14-2 QUEEN CHARLOTTE STREET



An excellent opportunity has arisen to acquire this spacious two bedroom ground floor flat, making for an ideal first-time-buyer or buy-to-let opportunity while being well located within the popular Leith area of Edinburgh. Viewing of this property is highly recommended.

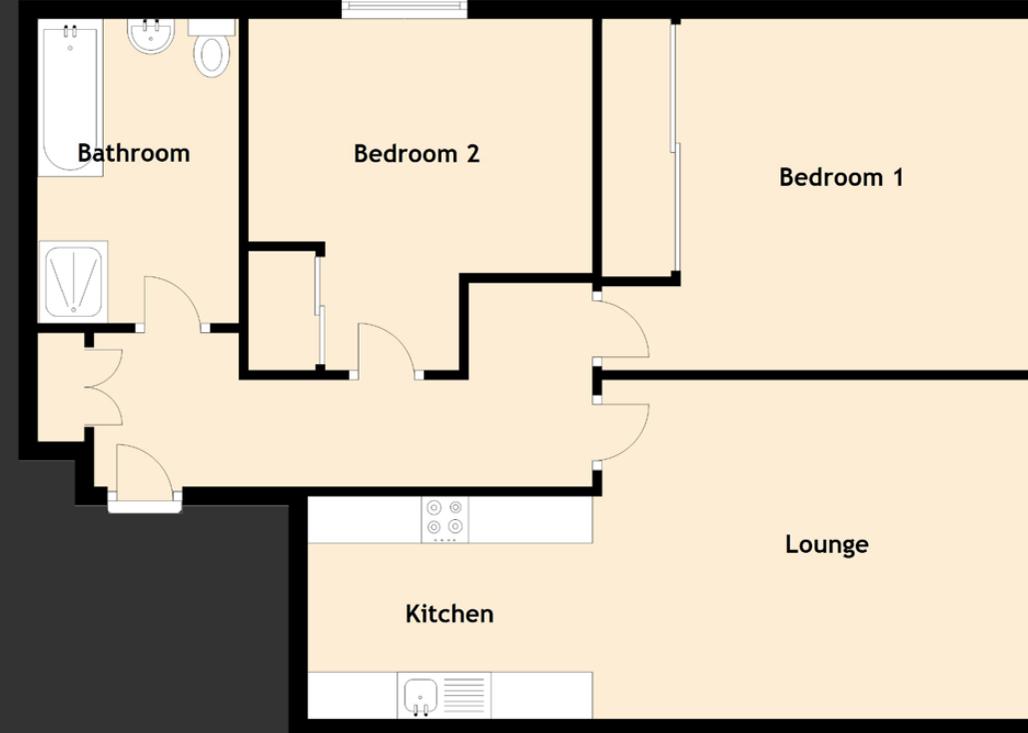
Internally this accommodation is in immaculate decorative order, while briefly comprising; entrance hallway with a double cloak cupboard, a spacious open plan lounge/kitchen/diner which benefits from an integrated 4 gas hob/oven, extractor hood, fridge/freezer, dishwasher and under-unit lighting and a four-piece partially tiled bathroom, which was modernised approx. May 2018, with a double walk-in shower cubicle with waterfall shower-head, a hand-held shower, chrome heated towel rail and extractor fan. There are also two spacious double bedrooms, both of which have double built-in wardrobes.

This property also benefits from; security alarm system, gas central heating, full double glazing, a communal garden to the rear, including a decked area as well as an allocated parking space with more than adequate on-street parking to accommodate for visitors.



A SPACIOUS  
GROUND FLOOR  
FLAT BROUGHT  
TO MARKET IN  
IMMACULATE  
DECORATIVE ORDER

# BEDROOMS & BATHROOM

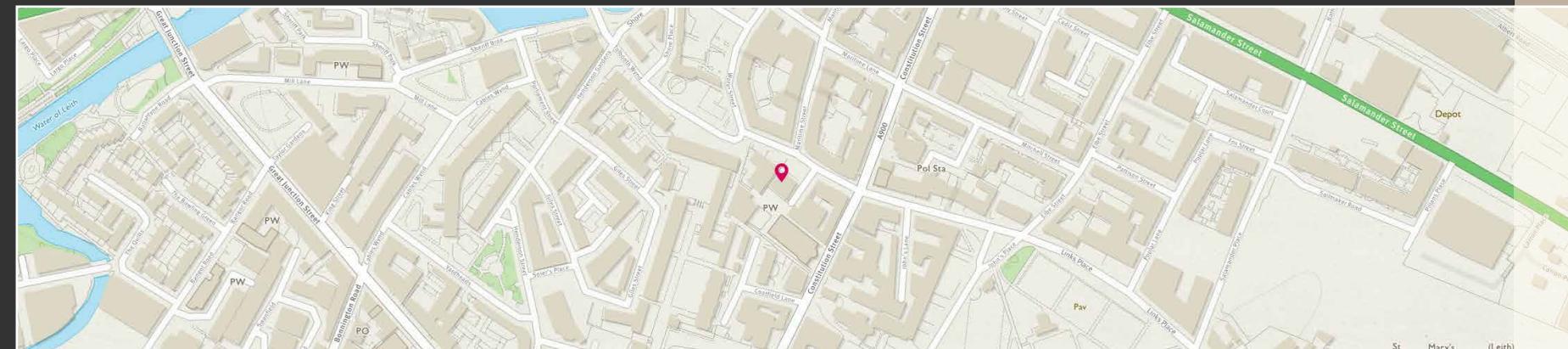


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.66m (15'3") x 3.61m (11'10")
Kitchen	3.04m (10') x 2.37m (7'9")
Bedroom 1	4.66m (15'3") x 3.74m (12'3")
Bedroom 2	3.74m (12'3") x 3.67m (12')
Bathroom	3.24m (10'8") x 2.15m (7'1")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>  
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.





  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents

Tel. 0131 524 9797  
 www.mcewanfraserlegal.co.uk  
 info@mcewanfraserlegal.co.uk

**Part  
 Exchange  
 Available**

**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.



Text and description  
**SEAN NICOL**  
 Surveyor



Professional photography  
**VIKTOR VASS**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer