




McEwan Fraser Legal
Solicitors & Estate Agents
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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.

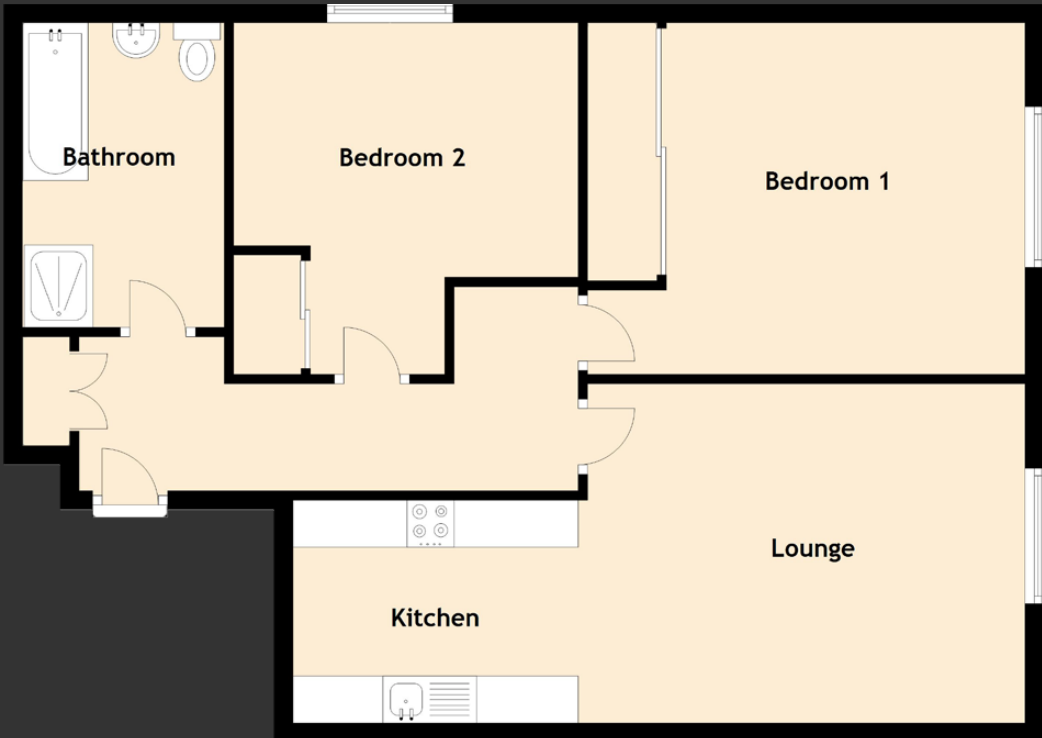
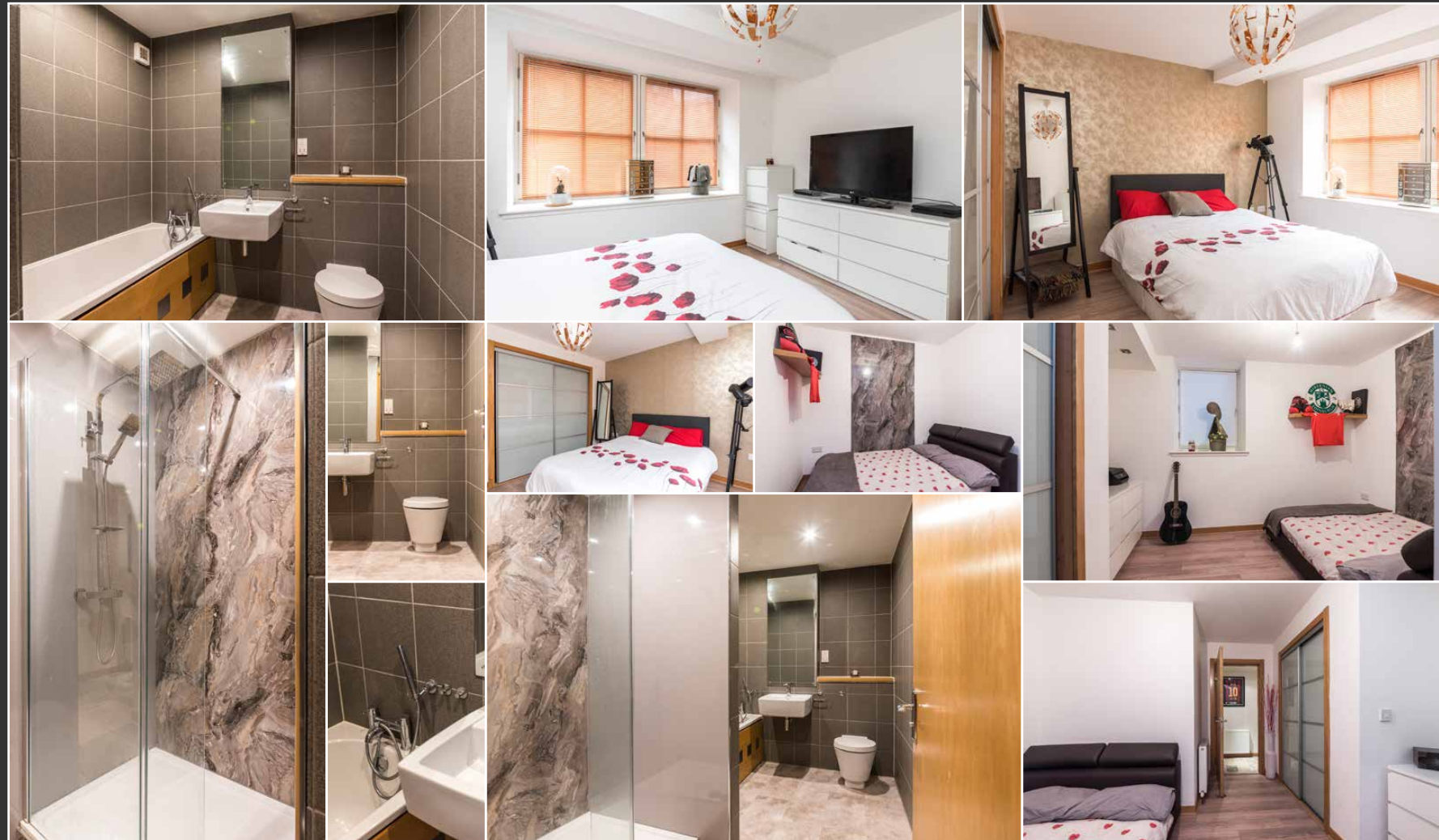
Internally this accommodation is in immaculate decorative order, while briefly comprising; entrance hallway with a double cloak cupboard, a spacious open plan lounge/kitchen/diner which benefits from an integrated 4 gas hob/oven, extractor hood, fridge/freezer, dishwasher and under-unit lighting and 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

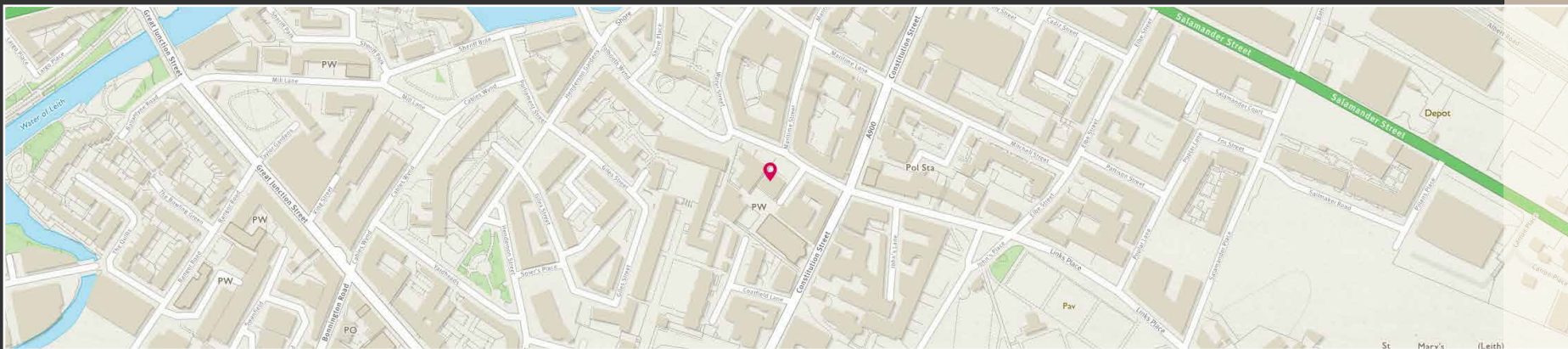


Approximate Dimensions
(Taken from the widest point)

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 (m²): 71m²
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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Text and description
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 Surveyor



Professional photography
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 Photographer



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