




McEwan Fraser Legal

Solicitors & Estate Agents

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43/2 Dalmeny Street

LEITH, EDINBURGH, EH6 8PQ



Leith

EDINBURGH, EH6 8PQ

This property 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 Bypass.



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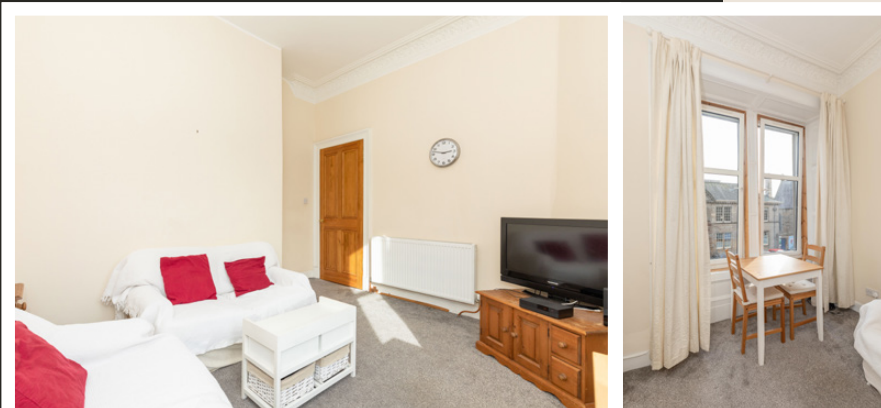
An excellent opportunity has arisen to acquire this highly desirable one-bedroom first-floor flat, making for an ideal first-time-buyer or buy-to-let opportunity while being well located within the popular Leith area of Edinburgh. Viewing of this property is highly recommended.

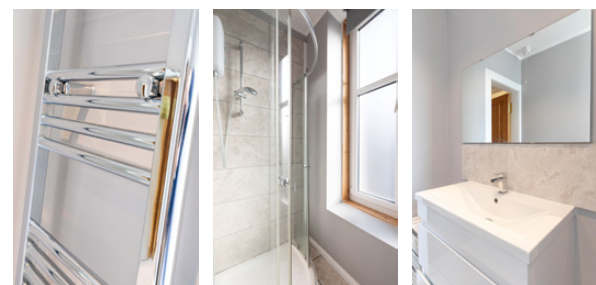
Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with an Edinburgh press, a bright and spacious lounge with a bay window and a fully fitted, partially tiled kitchen which benefits from an integrated electric hob and extractor hood.

There is also a spacious double bedroom with a further bay window, triple built-in mirrored wardrobe a storage cupboard, overhead storage as well as a cupboard which houses the boiler.

The three-piece, partially tiled shower-room benefits from a walk-in shower cubicle and a chrome heated towel rail.

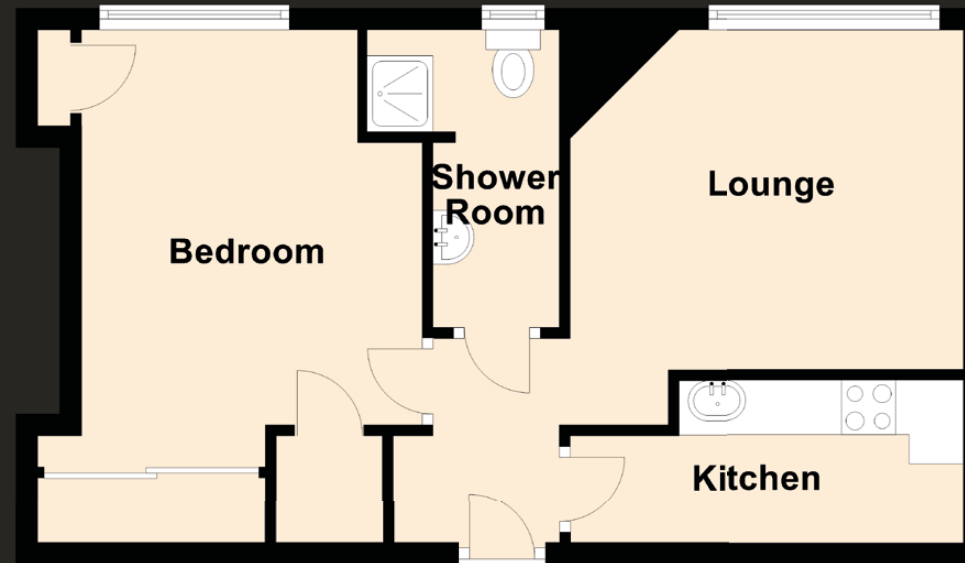
This property also benefits from secure door entry system, gas central heating, full double glazing, a communal garden to the rear of the property, accessed via the stairway, as well as more than adequate unrestricted on-street parking to accommodate for residents and visitors alike.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

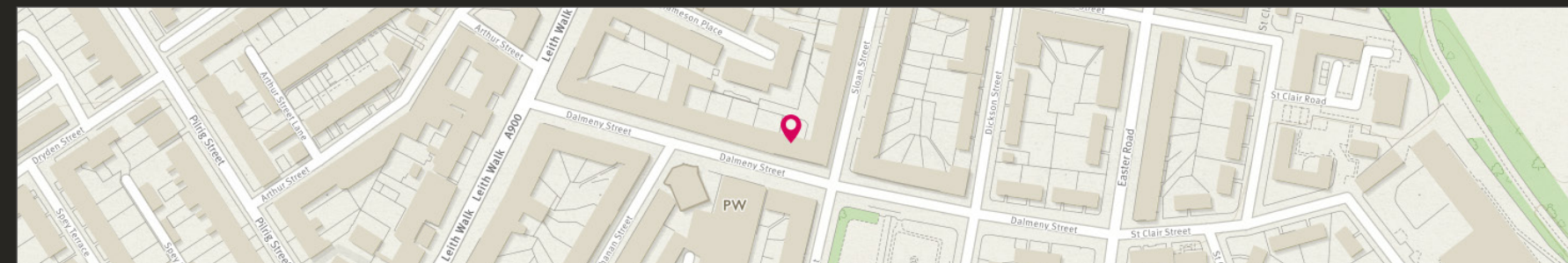


Approximate Dimensions (Taken from the widest point)

Lounge	3.73m (12'3") x 3.64m (11'11")
Kitchen	3.63m (11'11") x 1.50m (4'11")
Bedroom	4.73m (15'6") x 2.10m (6'11")
Shower Room	2.88m (9'5") x 1.77m (5'10")

Gross internal floor area (m²): 42m² | 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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