




McEwan Fraser Legal

Solicitors & Estate Agents

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2F2, 1 Largo Place

EDINBURGH, EH6 4AG

LOCATION

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Many would consider Edinburgh's Leith area to be one of the City's most up and coming areas. It is an established, independent community which is very much self-contained.

There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore 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. Nearby Ocean Terminal also has a number of high street retailers, restaurants and even a cinema.

From here, it is also a simple matter of a walk into the City Centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City Bypass.



2F2, 1 LARGO PLACE

EDINBURGH, EH6 4AG

... A FANTASTIC PROJECT ...”

McEwan Fraser Legal is delighted to present this generous one bedroom second floor flat to the market.

The property requires significant internal upgrading and could easily be reconfigured as a two-bedroom apartment inline the other properties in the building (subject to necessary consents).

Current accommodation comprises en-suite bedroom, lounge and dining room with recessed kitchen.

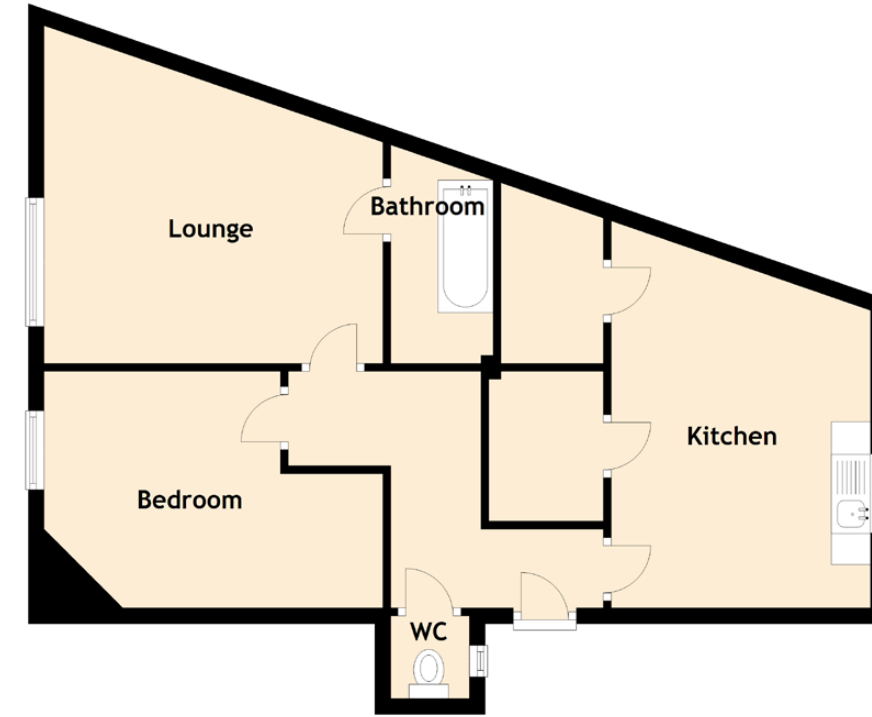
This is a fantastic project and viewing is highly recommended.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 4.30m (14'1")
Kitchen	4.21m (13'10") x 3.30m (10'10")
Bedroom	4.30m (14'1") x 3.00m (9'10")
Bathroom	2.80m (9'2") x 1.30m (4'3")
WC	1.05m (3'5") x 1.00m (3'3")

Gross internal floor area (m²): 56m²

EPC Rating: D

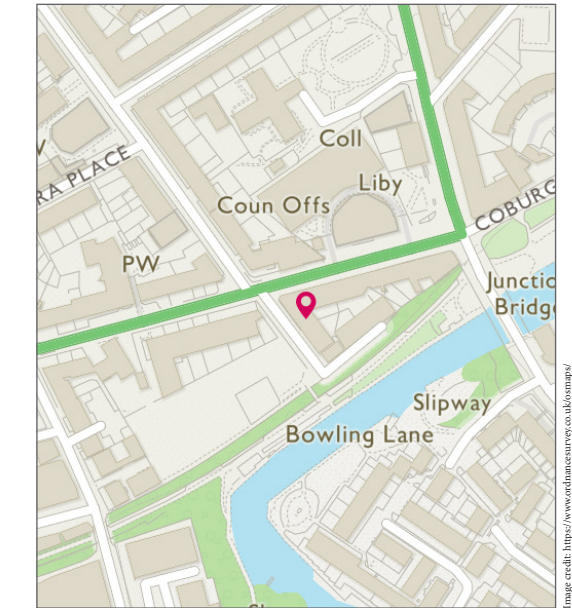


Image credit: <https://www.dummeasures.co.uk/maps/>




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**Part
Exchange
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Text and description
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