




McEwan Fraser Legal
Solicitors & Estate Agents
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2/4 Hopefield Terrace

EDINBURGH, EH6 4AA

LOCATION-LEITH

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This property is located in a popular residential area of Leith, situated to the north of Edinburgh city centre. The area comprises a wide variety of property styles, including stone built tenement properties, constructed around the turn of the century, villas with private gardens and a number of modern housing developments.

The Shore is within easy walking distance. This is Leith's waterfront that provides a host of cafés galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Great Junction Street provides more extensive facilities including the usual banking, building society and Post Office services. In addition to all this, The Ocean Terminal Shopping Centre is located a few minutes walk from the flat, catering for a vast variety of shopping needs. There is also a local Asda Store nearby.

A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, Victoria Park and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. In the warmer months, Portobello and Crammond beaches are also within easy reach of this location. Regular bus services run to and from the city centre and surrounding areas. There are numerous cycle paths within close proximity, which means you can be in town in fifteen minutes and have unlimited access to the rest of the city.

For journeys further afield, Ferry Road gives swift access to exit the city on the west whilst Seafield Road leads out to the east. In both these directions, there are ultimately links with the city by-pass and motorways.



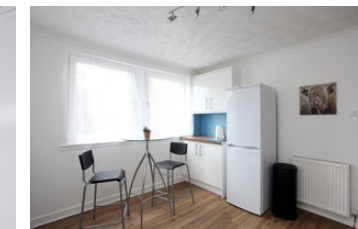
2/4 HOPEFIELD TERRACE

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McEwan Fraser Legal is delighted to present this spacious, immaculately presented, three bedroom first floor flat to the market. The property boasts a large reception room, three well proportioned double bedrooms, large breakfasting kitchen, bathroom, separate WC and good storage. The property has superb potential as a first time buy or sound buy to let investment and internal viewing is highly recommended.

Entering the property, the entrance hallway includes three integrated cupboards and gives access to all further rooms. Quality laminate flooring and fresh contemporary décor give the first insight to the high level of finish throughout the property. The accommodation is focused towards the lounge which is spacious and naturally bright. The space on offer gives plenty of potential for different furniture configurations to suit individual taste and requirements. The well equipped kitchen includes a full range of gloss base and wall mounted units and enough floor space for a breakfast table. Oven, hob and cooker hood are integrated and space is provided for further free standing appliances. The bedrooms are all genuine double bedrooms with plenty of floor space for large frame beds and supporting furniture. The third bedroom includes further integrated storage. Finally, accommodation is completed by a chic modern bathroom and separate WC.

The property enjoys gas central heating and double glazing.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.40m (11'2")
Kitchen	3.75m (12'4") x 3.50m (11'6")
Bedroom 1	3.60m (11'10") x 3.60m (11'10")
Bedroom 2	3.45m (11'4") x 3.45m (11'4")
Bedroom 3	3.45m (11'4") x 3.40m (11'2")
Bathroom	2.20m (7'3") x 1.85m (6'1")
WC	2.50m (8'3") x 1.20m (3'11")

Gross internal floor area (m²): 88m²

EPC Rating: C

Extras: All white goods, washing machine, tumble dryer, fridge freezer, curtains, blinds, poles and light fittings.

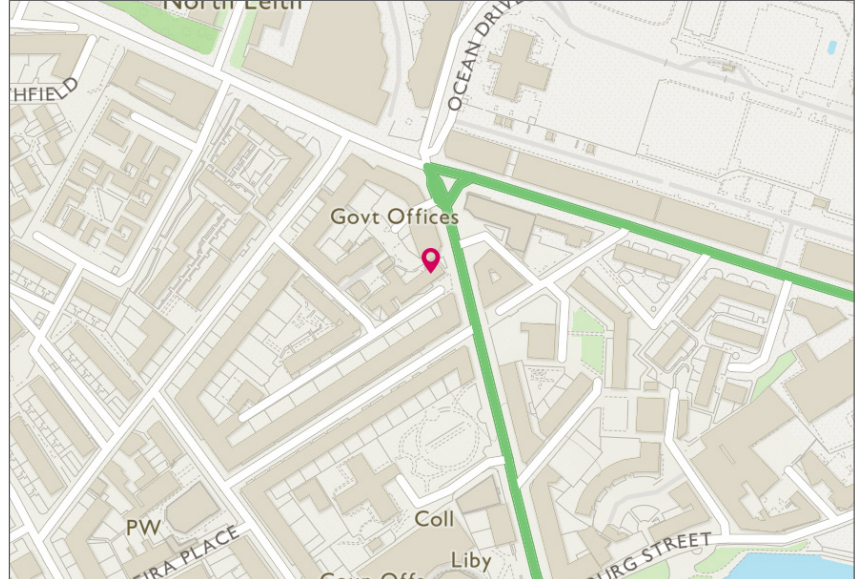
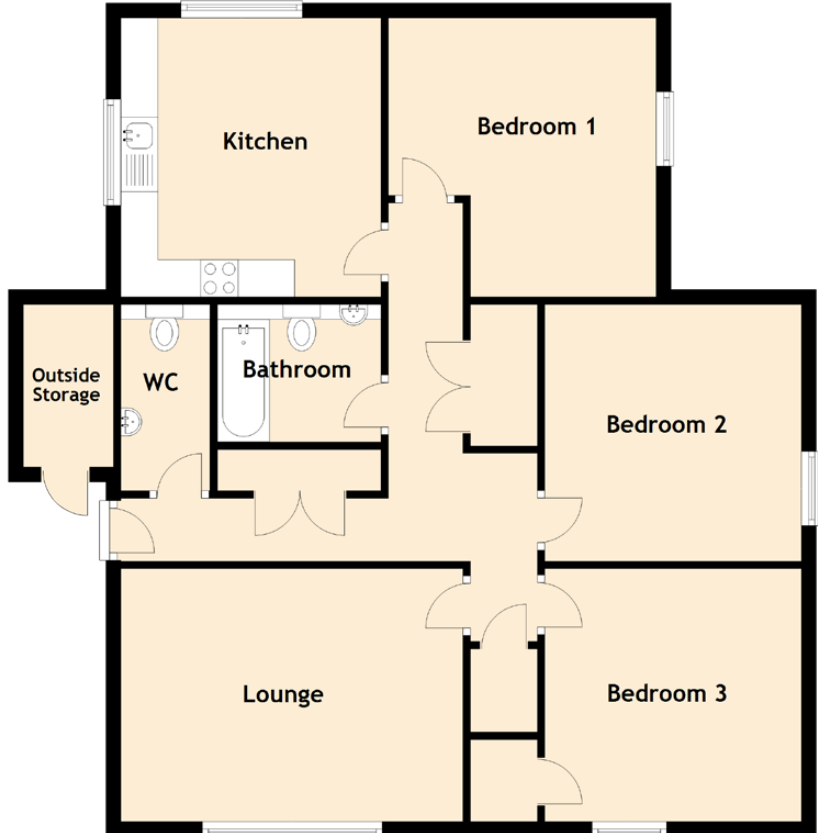


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**Part
 Exchange
 Available**

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