




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

1 Quintinshill Place

LEITH, EDINBURGH, EH6 5FN



THE LOCATION

LEITH

This property is located in the heart of Leith and is within walking distance of The Shore, a vibrant cosmopolitan district set around the mouth of the Water of Leith.

The property is situated less than two miles from Princes Street and served by several excellent, frequently running bus services to both the city centre and the airport. Over recent years, Leith has been radically transformed into a gentrified community of quality apartments and converted warehouses such as the one on offer, making it an extremely desirable place to live. There is an extensive choice of quality eateries, including Michelin-starred restaurants, numerous cafes and several wine bars and the area is well served by major and local supermarkets.



1 QUINTINSHILL PLACE

LEITH, EDINBURGH, EH6 5FN

McEwan Fraser is delighted to present the spacious three-bedroom end-terraced townhouse which is presented to the market in walk-in condition. The property was built in 2017 and sits in a quiet cul-de-sac which gives a fantastic degree of privacy in the heart of one of Edinburgh's most popular residential districts. The house offers generous accommodation over three floors and boasts a larger than average garden for the area.

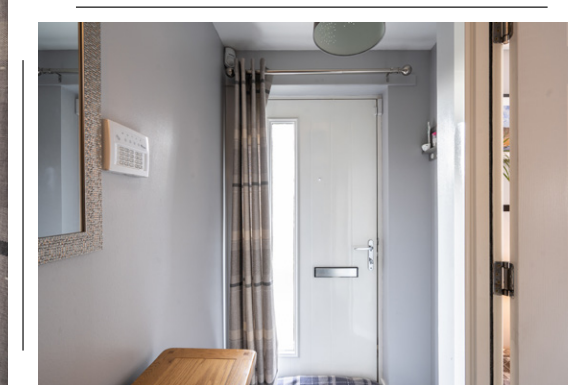
The accommodation is focused on a bright and spacious lounge which includes laminate flooring, contemporary décor and easily accommodate a larger suite and free-standing furniture. A door from the lounge opens into a dining kitchen which runs the width of the property and includes a ground floor WC. The kitchen itself comprises a generous range of base and wall mounted units with an integrated gas hob and double oven. Further space has been provided for free-standing appliances. French doors from the kitchen open on the generous rear garden which includes a patio and a mature lawn. The rear

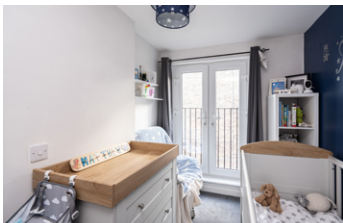
garden has a westerly aspect, perfect for the evening sun.

Moving up the first floor, there are two-bedroom and a family bathroom. The larger of the two-bedroom is a generous double which overlooks the rear garden. There is plenty of space for a full suite of free-standing bedroom furniture. The other bedroom is a well-proportioned single with a Juliet balcony. Currently shown as a charming nursery, this bedroom could easily be adapted to offer a charming home office. The family bathroom is immaculate, partially tiled and includes a three-piece white suite with shower over bath.

The top floor of the property comprises the master bedroom which boasts large integrated wardrobes, plenty of space for a larger style frame bed and access to a stylish en-suite shower room.

Further benefits include gas central heating, double glazing, and residents parking. This is a stunning house and immediate viewing is highly recommended.

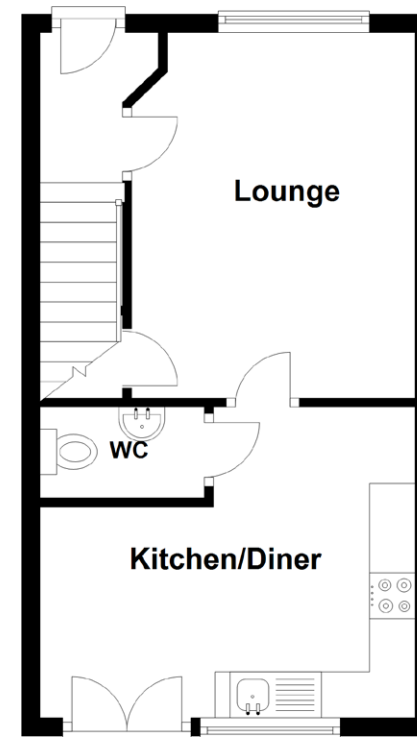




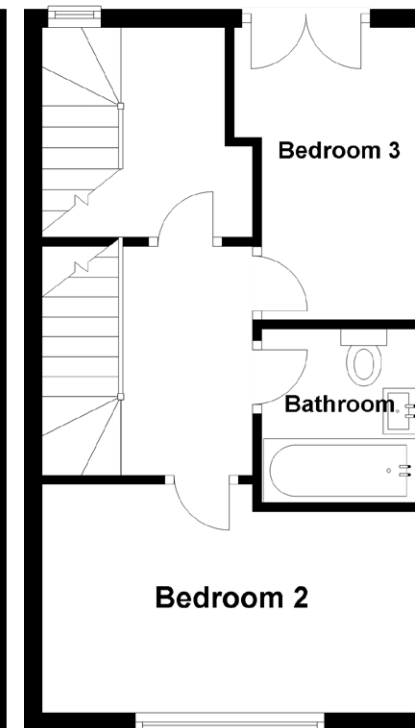
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

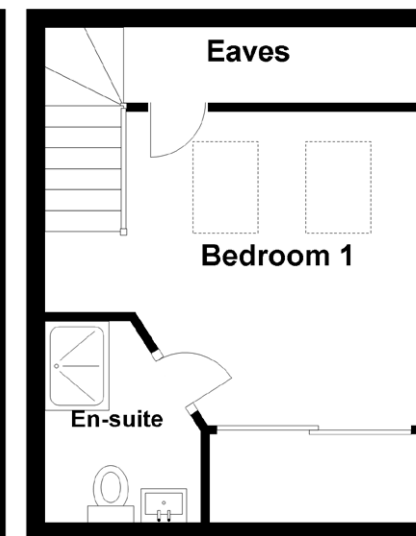
Ground Floor



First Floor



Second Floor



Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.00m (9'10")
Kitchen/Diner	4.10m (13'5") x 3.40m (11'2")
WC	1.80m (5'11") x 1.00m (3'3")
Bedroom 2	4.10m (13'5") x 2.50m (8'2")
Bedroom 3	3.10m (10'2") x 2.00m (6'7")
Bathroom	1.90m (6'3") x 1.70m (5'7")
Bedroom 1	4.10m (13'5") x 3.43m (11'3")
En-suite	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 83m²
EPC Rating: C

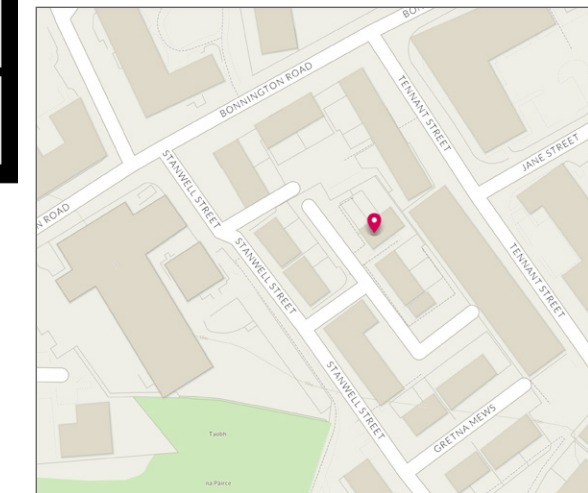


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer