

3/4 Primrose Street

LEITH LINKS, EDINBURGH, EH6 8DL



Generous one-bedroom first-floor flat situated just a few moments away from the wide-open spaces of Leith Links



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this generous one-bedroom first-floor flat which is offered to the market in good internal order and is well situated just a few moments away from the wide-open spaces of Leith Links. The property benefits from plenty of integrated storage, gas central heating, and double glazing and represents an excellent opportunity for a first-time buyer or savvy buy-to-let investor.

THE LIVING ROOM



Internal accommodation is focused on a bright and spacious dual-aspect living room. There is ample floor space for a variety of different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The kitchen is accessed from the living room and includes a range of base wall-mounted units that offers plenty of prep and storage space. The kitchen gives space for a range of freestanding appliances.





The bedroom is a well-proportioned double, adjacent to the living room. Accommodation is completed by the bathroom which is tiled and includes a three-piece white suite with a shower over a bath.

THE BATHROOM



THE BEDROOM



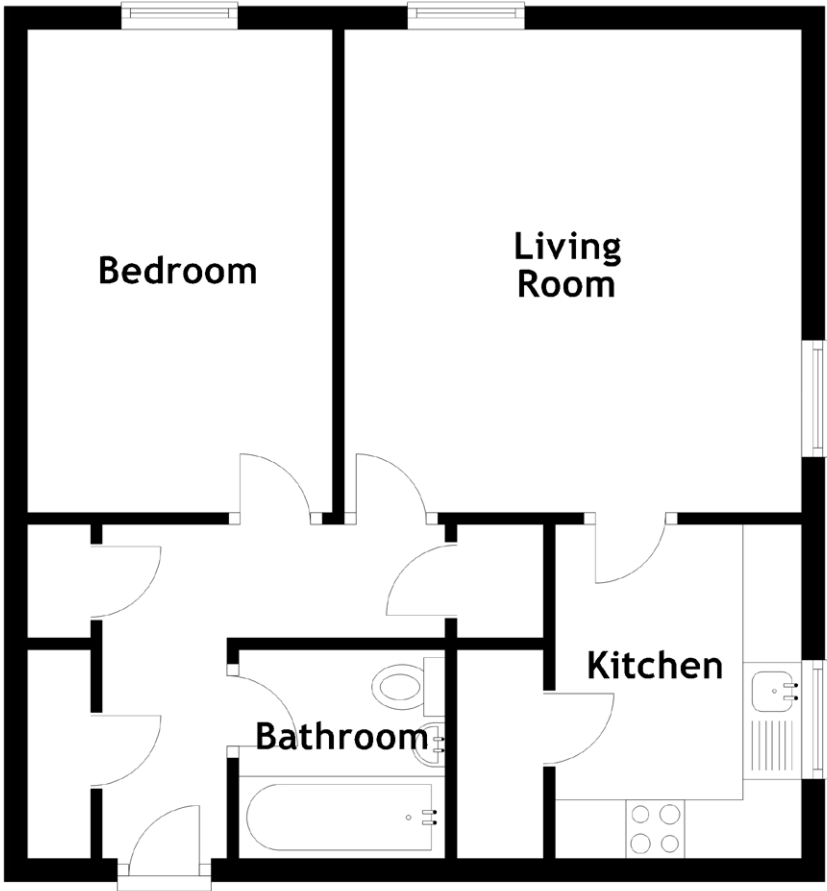
Externally, an entry-phone system provides security to the mutual stairway, there is a shared drying area and a non-allocated resident's parking area.

Early viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

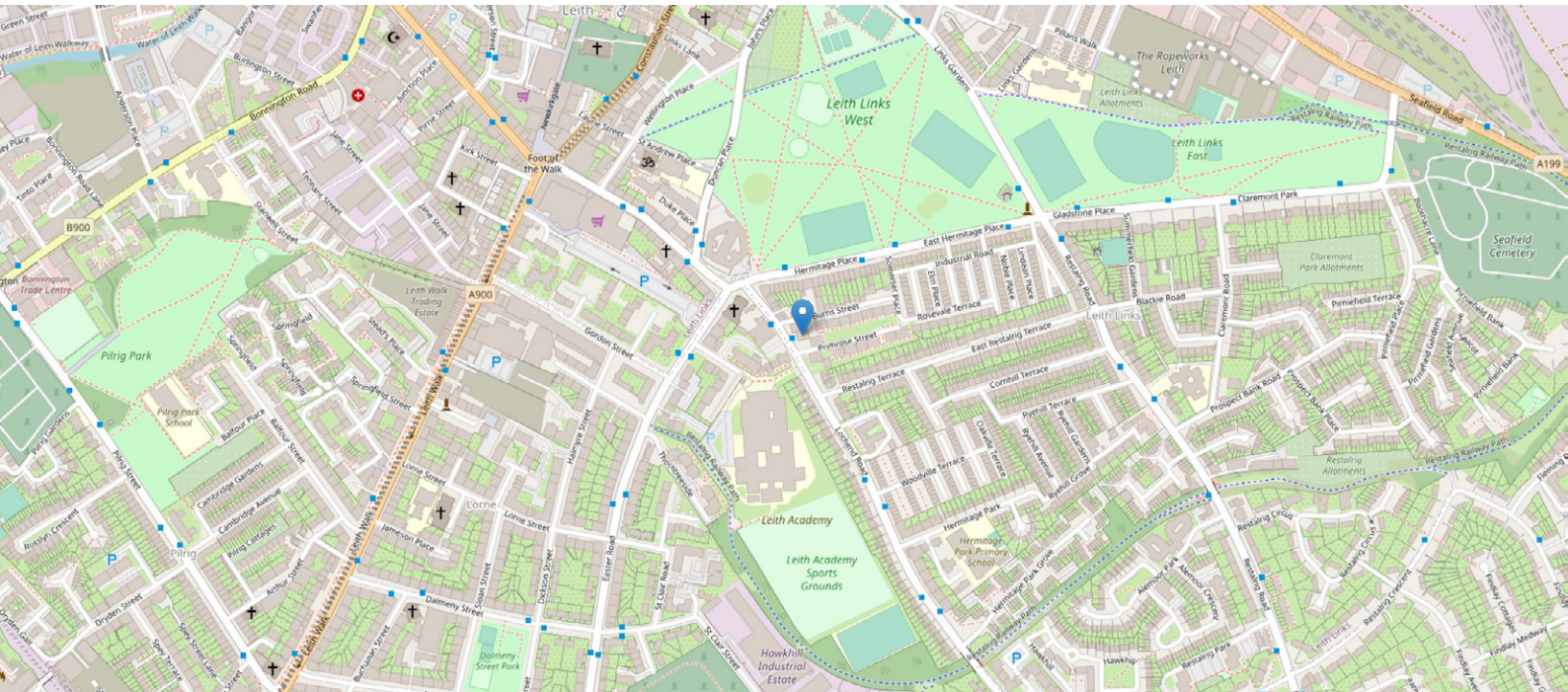
Living Room
Kitchen

4.12m (13'6") x 3.90m (12'10")
2.85m (9'4") x 2.10m (6'11")

Bedroom
Bathroom

4.12m (13'6") x 2.60m (8'6")
1.78m (5'10") x 1.76m (5'9")

Gross internal floor area (m²): 47m²
EPC Rating: C



THE LOCATION

Primrose Street is set just off Lochend Road in Leith Links, approximately two miles from the city centre. This is a popular residential area which is well known for lovely public parks and outstanding local amenities. Residents are spoiled for choice when it comes to shopping: bustling Leith Walk, nearby Meadowbank Shopping Park, and Ocean Terminal provide a vast array of independent retailers, well-known high street shops and supermarkets.





For fresh produce, the Leith Farmer's market is held on Saturdays. Due to its ideal location residents are never far from a vibrant social scene, from the mix of trendy bars and traditional pubs on Leith Walk, to the Michelin-starred restaurants along the cosmopolitan Shore. The area also boasts a wealth of sport and fitness facilities including the well-equipped Meadowbank Sports Centre with an athletics track, outdoor pitches, a multi-purpose sports hall, a gym and fitness studios. For those who prefer the great outdoors, Leith Links and Lochend Park are favourites with joggers and dog walkers, while Portobello beach, the majestic Holyrood Park, Salisbury Crags and Arthur's Seat are just a short drive away. The area is served by an excellent range of local schools in both the public and private sector: it is within the catchment area for well-regarded Hermitage Park Primary School and Leith Academy, which is in easy walking distance. It benefits from fantastic public transport links into the city centre and across Edinburgh, and also offers convenient access to the A1, Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.