




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

Flat 11, 5 Tait Wynd

EDINBURGH, EH15 2RH



THE LOCATION

JOPPA EH15

Joppa is an extremely popular and well regarded residential suburb located on the southern shore of the Firth of Forth immediately to the east of Portobello. Milton Road East is a wide road which is extremely close to the many attractions of Musselburgh.

There are schools, local shops, modern swimming pool and social amenities available within the vicinity. Fast road networks and excellent bus services provide ready access to Edinburgh's City Centre and the vast Fort Kinnaird Retail Park.

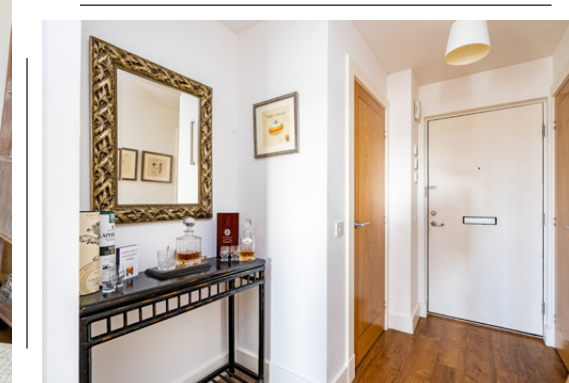
FLAT 11, 5 TAIT WYND

EDINBURGH

McEwan Fraser Legal is delighted to present this beautifully presented two bedroom flat in Edinburgh is very popular Joppa area. Inside, the property comprises of:

- Fully equipped kitchen which benefits from integrated appliances, gas hob and fan oven. The kitchen is situated in the open plan living/dining room.
- Spacious living area which is flooded with natural light and offers various possibilities for furniture arrangements. The living room comfortably accommodates a dining table and lounge furniture.
- The apartment has two generously proportioned double bedrooms. Of which the master bedroom has built in wardrobes as well as en suite three piece shower room.
- There is a family bathroom off the main hallway and it is fitted with a three piece modern white bath suite and the bathroom comes partially tiled.

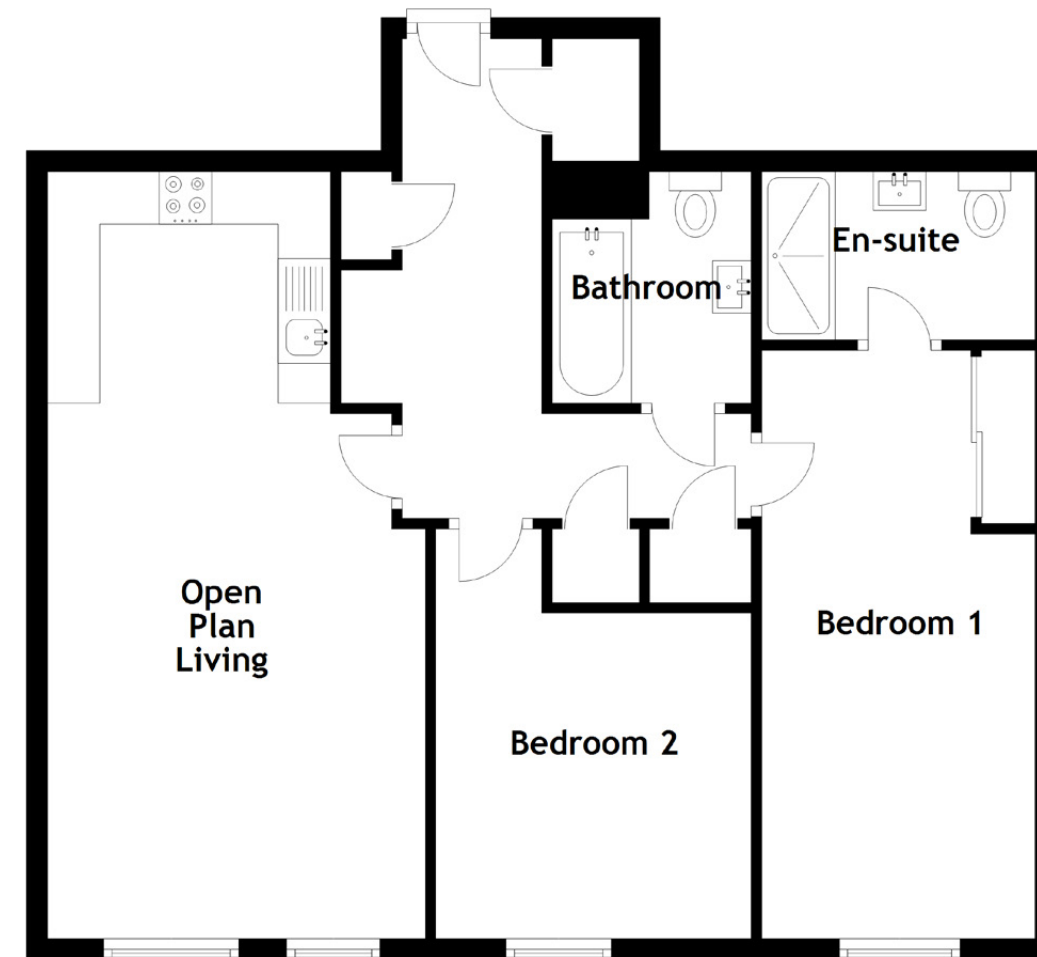
In addition to this, the property includes underground secure private parking as well as benefitting from being fully double glazed and modern gas central heating, both of which make for a warm, cost effective home all year round.





SPECIFICATIONS

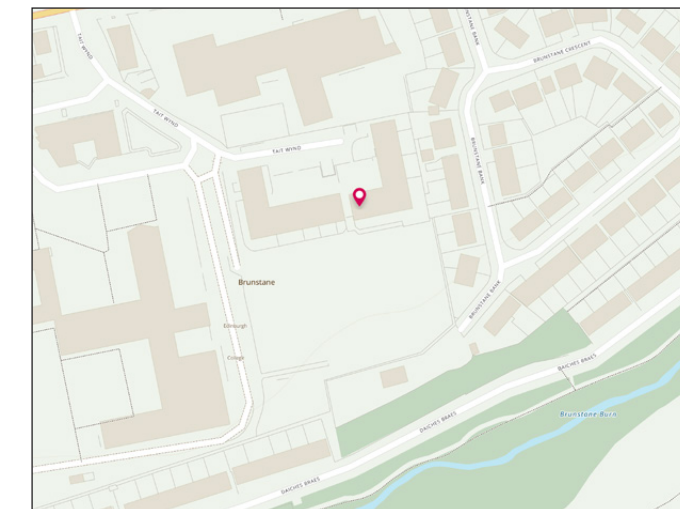
FLOOR PLAN, DIMENSIONS & MAP

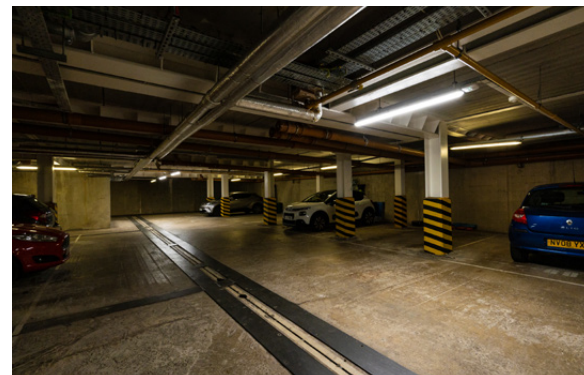


Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.30m (24') x 3.60m (11'10")
Bedroom 1	5.60m (18'4") x 2.60m (8'7")
Bedroom 2	3.90m (12'10") x 3.00m (9'10")
Bathroom	2.20m (7'3") x 1.90m (6'3")
En-suite	2.60m (8'7") x 1.60m (5'3")

Gross internal floor area (m²): 65m²
EPC Rating: C





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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
 Area Sales Manager



Professional photography
ERIN MCMULLAN
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer