

# Flat 2, 2 Thorntreeside

LEITH, EDINBURGH, EH6 8FB



*Contemporary and inviting three double-bedroom ground-floor apartment that exudes modern charm and comfort*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



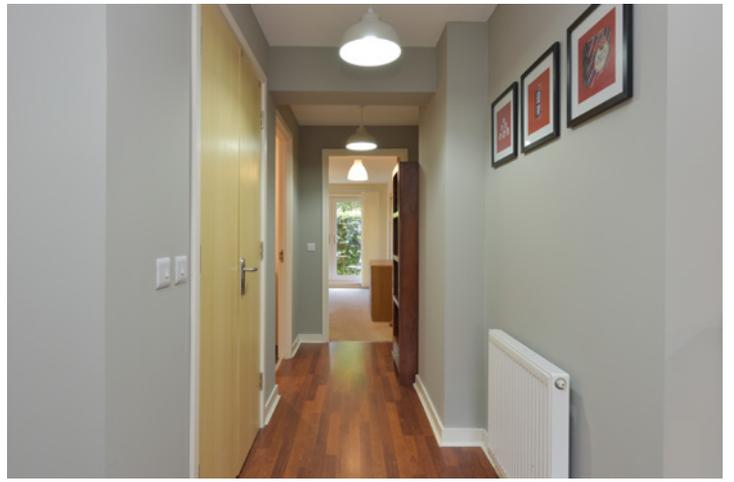
McEwan Fraser is delighted to introduce this contemporary and inviting three double-bedroom ground-floor apartment that exudes modern charm and comfort and boasts both residents' parking and a private patio garden. This meticulously designed property offers an open-plan layout, featuring an integrated kitchen seamlessly merging with the spacious living area. With its prime location, desirable amenities, and an array of noteworthy features, this apartment presents a remarkable opportunity for a discerning resident. The property is offered to the market chain free.

# LIVING ROOM/KITCHEN



As you step inside, you find a stylish and versatile living space. The open-plan living room/kitchen creates a harmonious atmosphere, ideal for both entertaining guests and relaxing after a long day. Natural light fills the room, accentuating the sleek finishes and creating an inviting ambience.





The apartment comprises three generously sized double bedrooms, offering ample space for residents to personalize and unwind. The master and second bedrooms enjoy integrated wardrobes and the master bedroom is further enhanced by an en-suite bath/shower room, ensuring privacy and convenience. Moreover, both the living room and master bedroom boast French doors that lead directly to the private patio garden, seamlessly connecting indoor and outdoor living. The master bathroom is partially tiled and includes a three-piece white suite with a shower over the bath. Throughout the property, the comfort of gas central heating and double glazing ensures a pleasant environment, regardless of the season.

## THE SHOWER ROOM



# THE MASTER BEDROOM



# BEDROOM 2



# BEDROOM 3

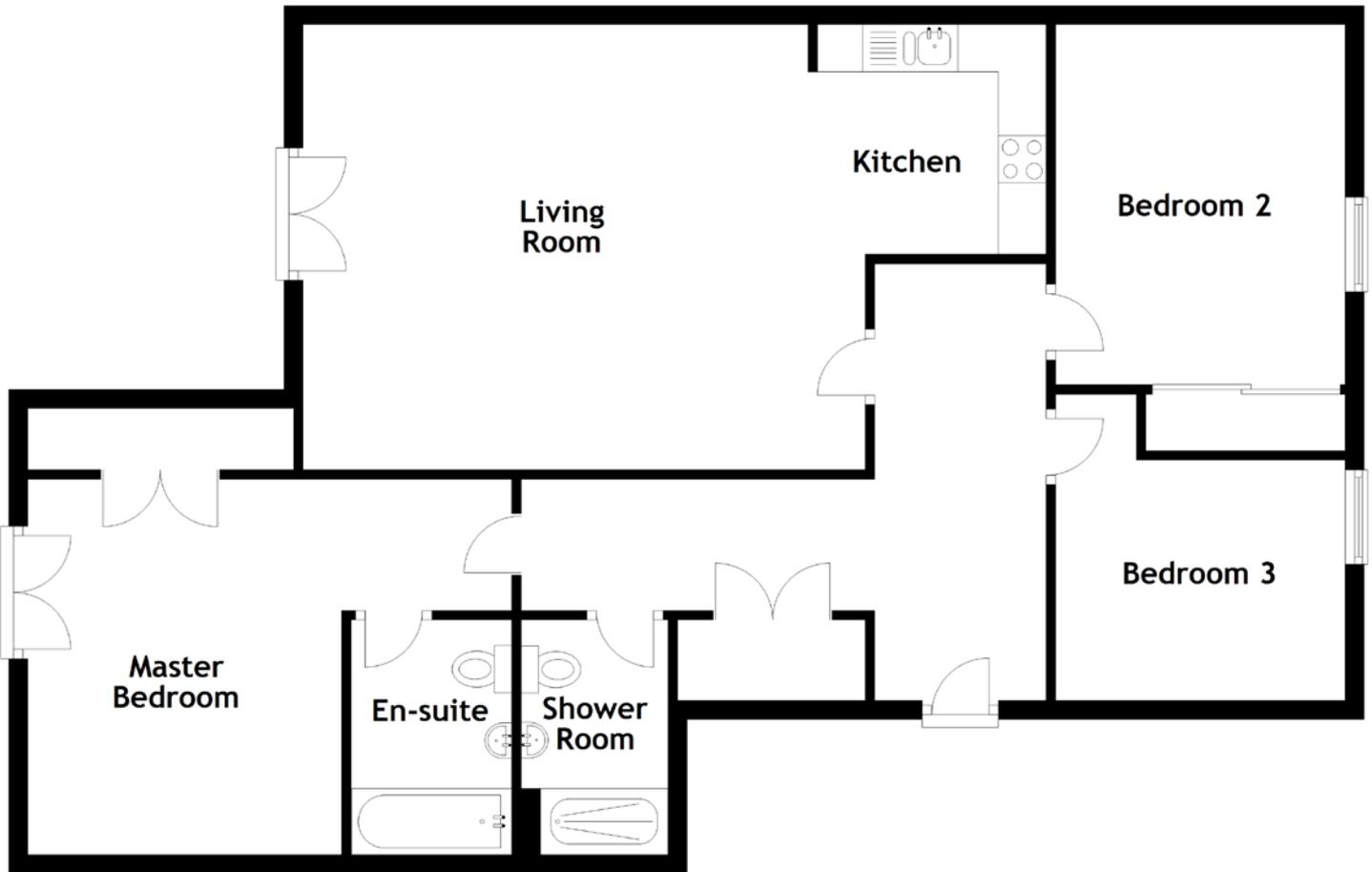


In summary, this professionally presented, modern ground-floor apartment boasts three double bedrooms, an open-plan kitchen/living room, a bathroom, an en-suite shower room off the master bedroom, gas central heating, double glazing, and a private patio garden. The French doors in the living room and master bedroom provide direct access to the garden, enhancing the connection between indoor and outdoor spaces. With its impeccable condition and residents' parking, this apartment is an exceptional opportunity to embrace contemporary living at its finest.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

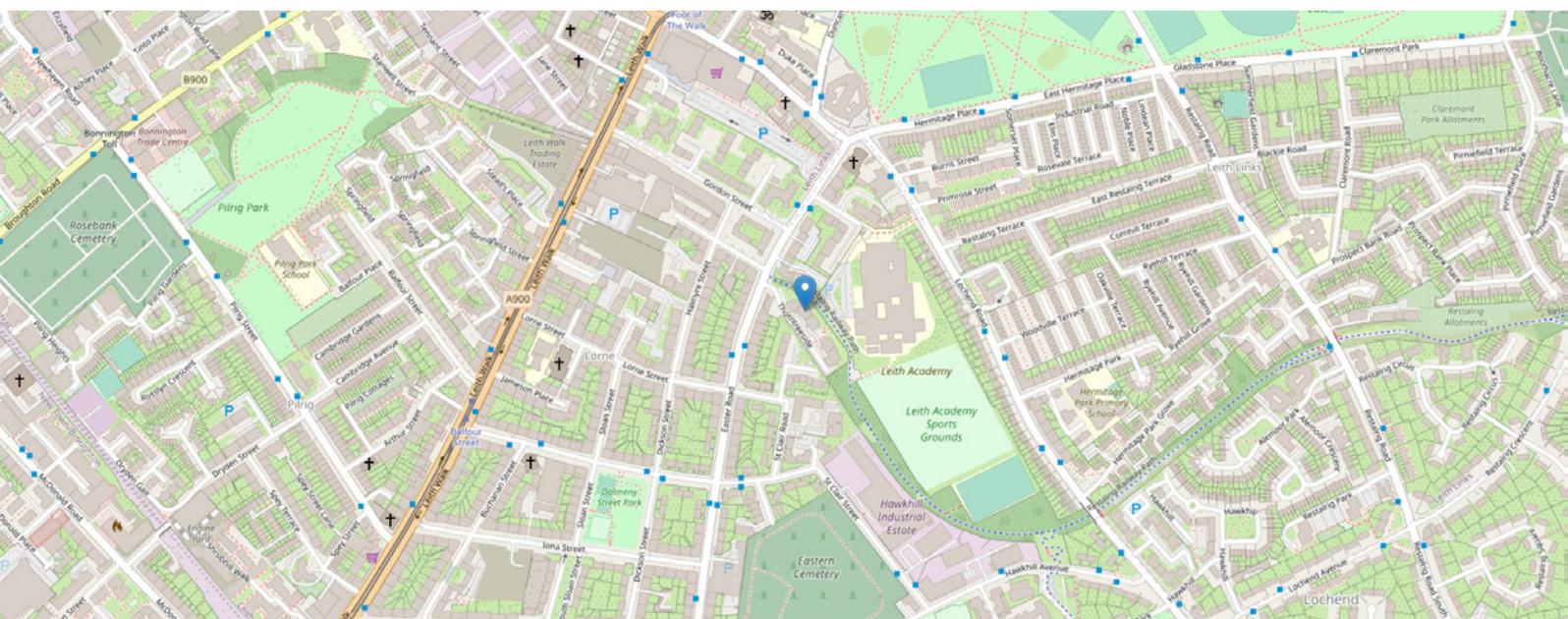


Approximate Dimensions (Taken from the widest point)

Living Room	5.90m (19'4") x 4.71m (15'5")
Kitchen	2.43m (8') x 2.40m (7'10")
Master Bedroom	5.08m (16'8") x 3.97m (13')
En-suite	2.48m (8'2") x 1.69m (5'6")

Bedroom 2	3.81m (12'6") x 3.04m (10')
Bedroom 3	3.24m (10'8") x 3.04m (10')
Shower Room	2.48m (8'2") x 1.54m (5'1")

Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup>  
EPC Rating: B



# THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.





Leith is an established, independent community and 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. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus or tram 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 by-pass.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



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.