

23/2 Halmyre Street

LEITH, EDINBURGH, EH6 8QB



Ground-floor one-bedroom flat which forms part of a traditional tenement in sought-after Leith



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McEwan Fraser is delighted to present this ground-floor one-bedroom flat which forms part of a traditional tenement in sought-after Leith. The property is neutrally decorated and presented to the market in excellent condition making it an ideal first-time buy or sound buy-to-let investment. Features include gas central heating, double glazing, a secure entry system, a private front garden, and a communal rear garden.

THE LIVING ROOM



Internal accommodation is focused on the generous living room which has exposed floorboards, a lovely cornice, a beautiful fireplace, excellent levels of natural light, and plenty of space for a large suite and a table and chairs.

THE KITCHEN



The kitchen is semi-open plan to the living room and boasts a good range of base and wall-mounted units set against a tiled splashback. Space is provided for a freestanding cooker, a fridge/freezer, and a dishwasher.





The double bedroom has excellent proportions and includes a large integrated wardrobe. There is a partially tiled shower room and a separate WC which completes the accommodation.

THE SHOWER ROOM



THE BEDROOM



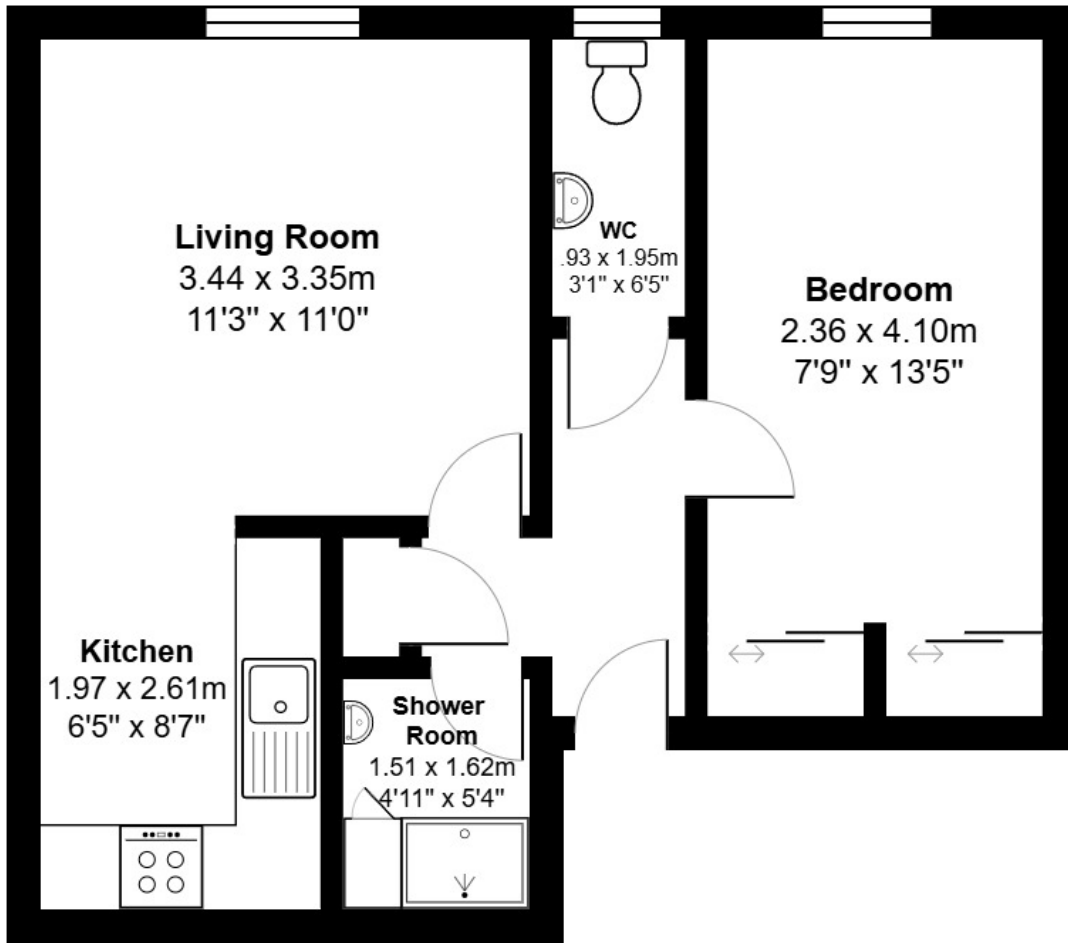
Externally there is a small, well-maintained front garden and a shared garden to the rear which is mainly laid to lawn.

Early internal viewing of this lovely flat is essential to fully appreciate this well-presented and well-proportioned flat.

EXTERNALS

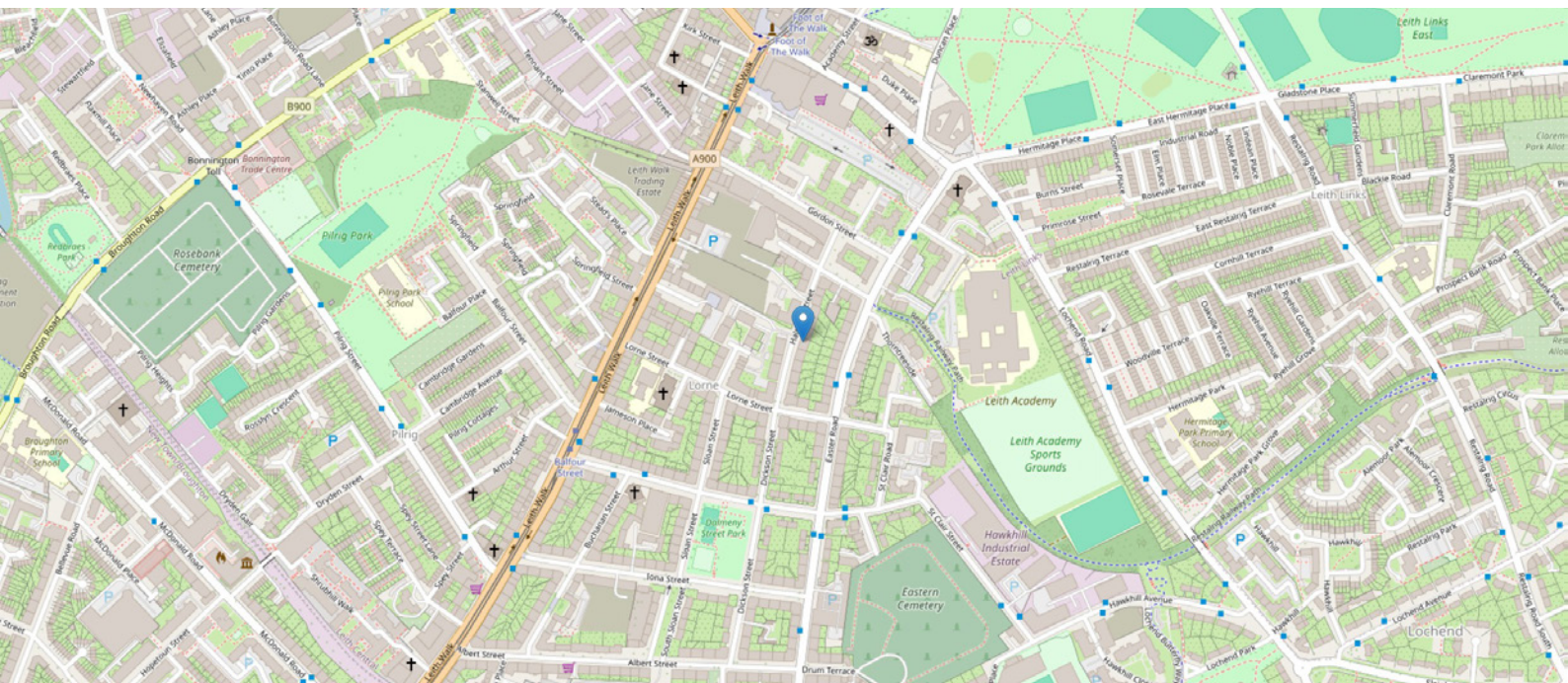


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 38m²
EPC Rating: C



THE LOCATION

The vibrant and cosmopolitan area of Leith voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith benefits from an excellent public transport system with 24-hour buses and the newly completed tramline with a stop just a few minutes from the apartment, which connects Leith to the city and Edinburgh International Airport.





The area enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst the nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, a gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena.



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