



Spacious ground floor, two-bedroom flat in a great location



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McEwan Fraser Legal is delighted to present this two-bedroom ground-floor flat in the heart of Leith. The property is in good condition and has been well-maintained. The flat benefits from a private outdoor garden space to the front of the property, a perfect place to enjoy a morning coffee. The flat is within walking distance to Leith Walk, the city centre and Waverly train station. As well as access to the buses and trams, taking you across the city.

THE LIVING ROOM/KITCHEN



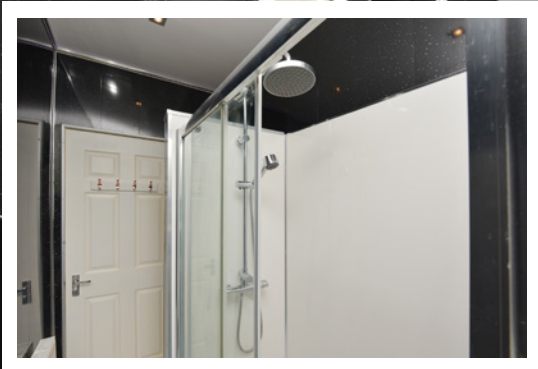
Inside, the property comprises an open-plan living, kitchen, and dining area, with a sociable feel. Making it a great spot for hosting or enjoying a meal. The kitchen is fully equipped and provides plenty of storage space.



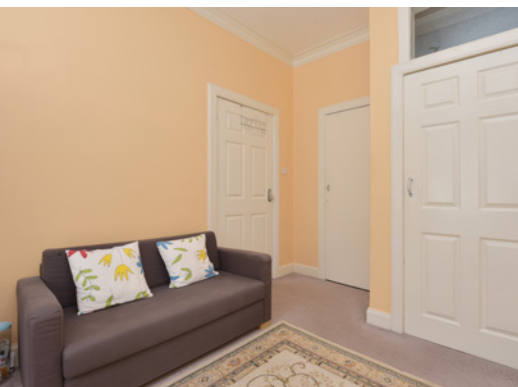


Both double bedrooms are very spacious allowing for a multitude of furniture configurations. The large windows flood both bedrooms with natural light. Both bedrooms also have a built-in storage cupboard and bedroom 1 benefits from an en-suite. The main shower room comprises a large shower cubicle, sink and toilet.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

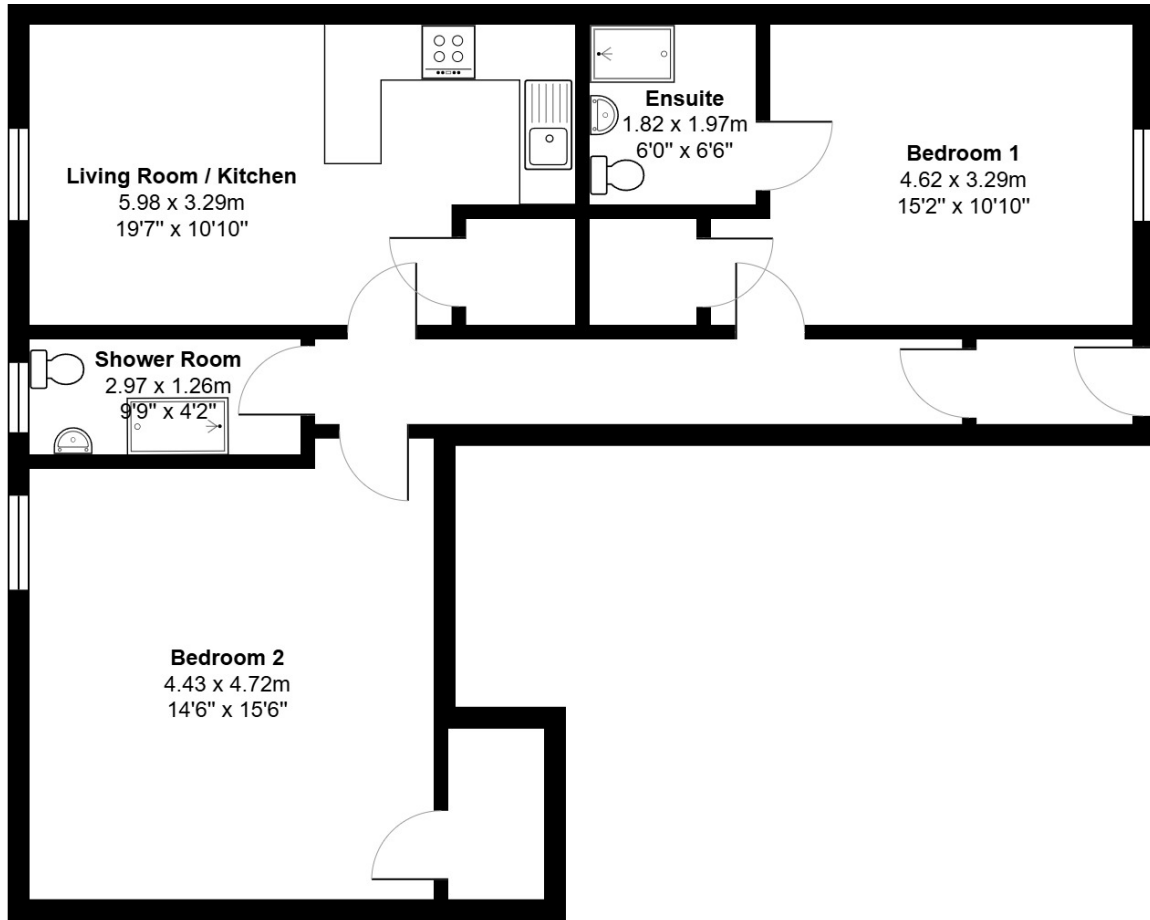


In addition, there is on-street permit parking available. This is a rare opportunity to acquire a central well-maintained flat in a fantastic location.

EXTERNALS

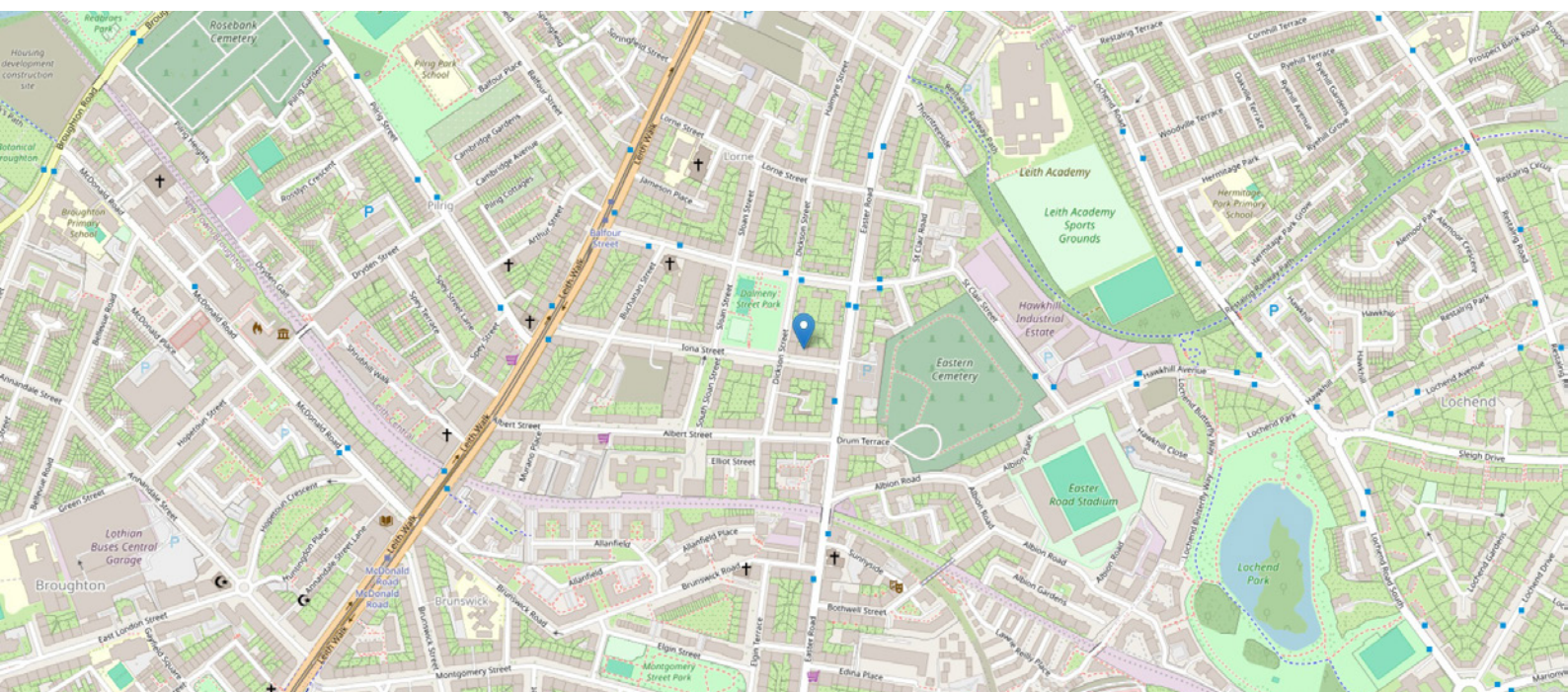


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 66m²
EPC Rating: C



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 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.



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