

# 8 Cochrane Place

LEITH, EDINBURGH, EH6 8AH



*Spacious Double Upper Three Bedroom Main Door Flat In Leith Links, Rare Opportunity*



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McEwan Fraser Legal is delighted to present this three-bedroom, double-upper, main-door flat. This flat is in a fantastic location, within walking distance to Leith Links and with excellent transport links into the city. The property is in great condition and is mostly neutrally decorated making it ready to move into.

# THE LIVING ROOM



The spacious living room has useful storage space and two large windows letting in plenty of light.

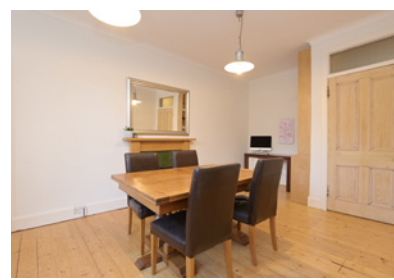
# THE KITCHEN



The bright and fully equipped kitchen boasts a range of base and wall-mounted units set against a tiled splash-back, with a unique archway entrance leading from the kitchen through to the dining room.



# THE DINING ROOM





Bedroom 1 is a well-sized double with space for a double bed and also furniture. Bedroom 2 is currently a single room but could fit a double bed due to the built-in storage space in this room and bedroom 3 is a single bedroom which could fit either a single bed or could be made into a lovely office. The large bathroom consists of a bath and a separate shower unit. The bathroom has a skylight which lets in lots of natural light and is partially tiled.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



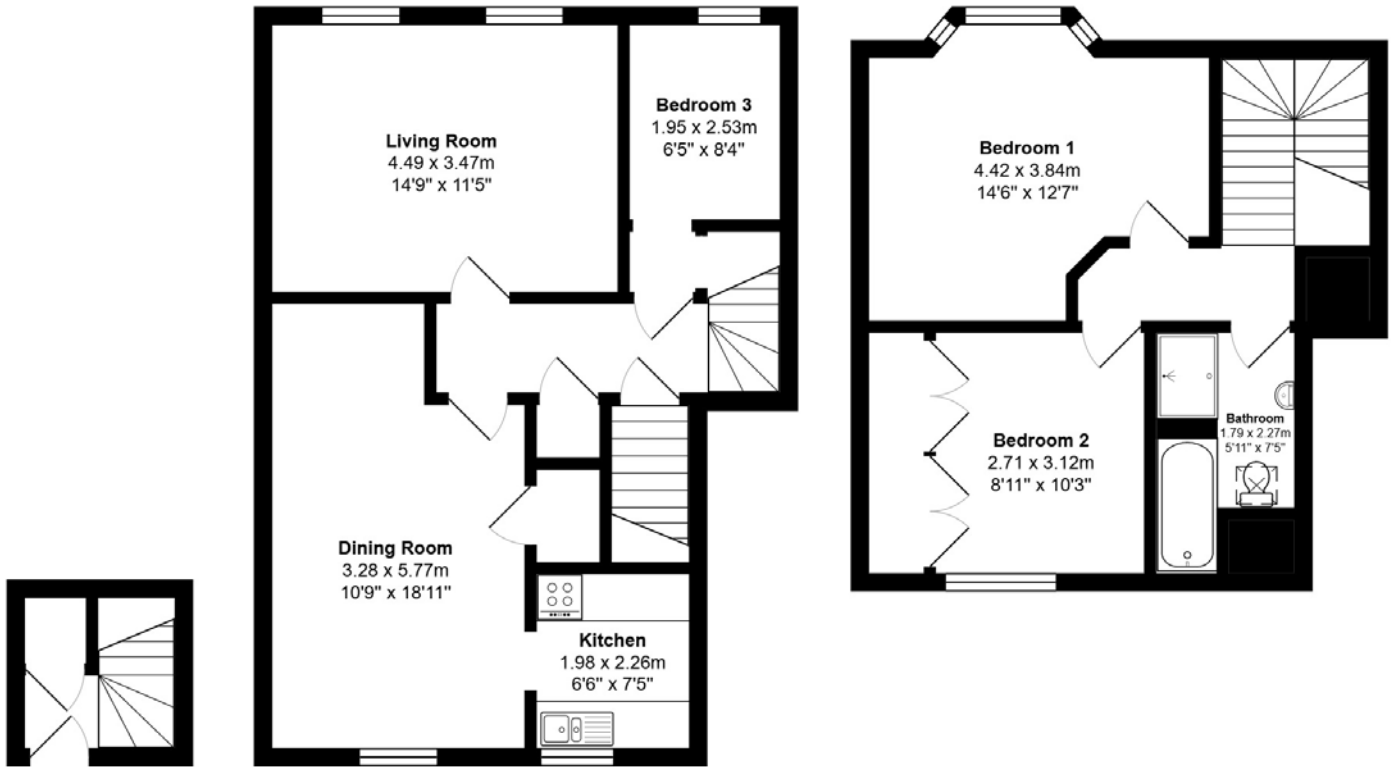


In addition, the property includes a well-sized paved garden area at the front, with an area which could be used for gardening. This is a rare opportunity to acquire a well-connected, main-door double-upper in a fantastic location.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Many would consider Edinburgh's Leith Links 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 certainly, it 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 a vast array of amenities with several surgeries and a choice of dentists. The shore, the 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.

From here, it is a simple matter of a 25-minute 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 very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the city by-pass.

Leith also has its own Primary and Secondary schools, the Academy being a community high school with access to adults during the day and evenings.



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