

# 36/2 Constitution Street

LEITH, EDINBURGH, EH6 6RS



*Compact, clever living in the heart of Leith, only steps from the Shore, trams, cafés and waterfront vibes*



0131 524 9797



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



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



THIS IMAGE HAS BEEN VIRTUALLY STAGED

McEwan Fraser Legal is delighted to present this charming ground-floor one-bedroom flat on the ever-popular Constitution Street in Leith, offering a fantastic opportunity for first-time buyers and savvy investors alike

# THE LIVING ROOM & KITCHEN



The property is exceptionally well laid out, making excellent use of the available space. The welcoming open-plan kitchen and living area provide a bright and sociable hub of the home, ideal for both relaxing and entertaining. The kitchen is thoughtfully integrated, allowing for comfortable everyday living without compromising on functionality.



The double bedroom is quietly positioned to the rear of the building, offering a comfortable retreat, while the neatly presented shower room is practical and well designed.

## THE SHOWER ROOM



# THE BEDROOM



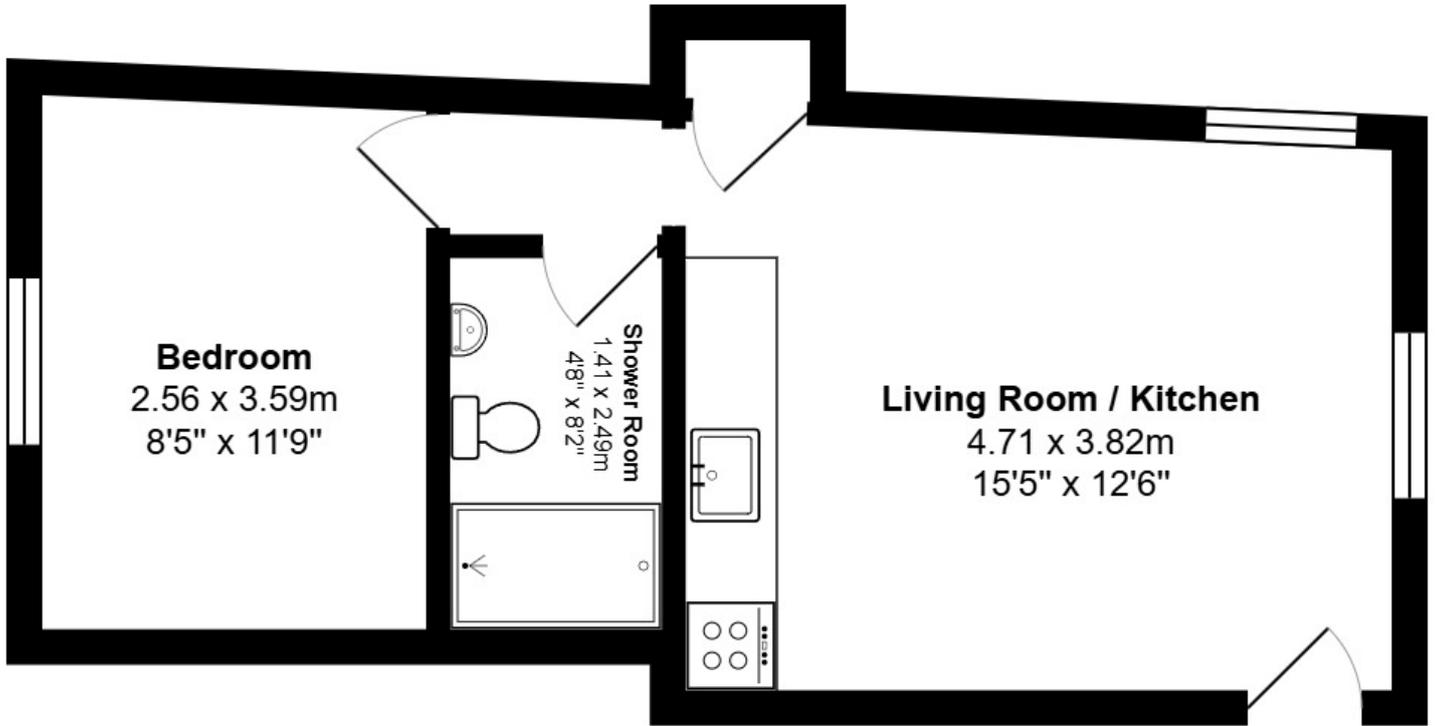
Further benefits include gas central heating and secondary glazing, ensuring warmth and energy efficiency throughout the year. A particularly valuable feature is the substantial cellar space, providing extensive additional storage.

Located in a vibrant and well-connected area, with excellent local amenities and transport links close at hand, this property represents an ideal starter home or a strong buy-to-let investment in a sought-after part of Leith.

# EXTERNAL & CELLAR

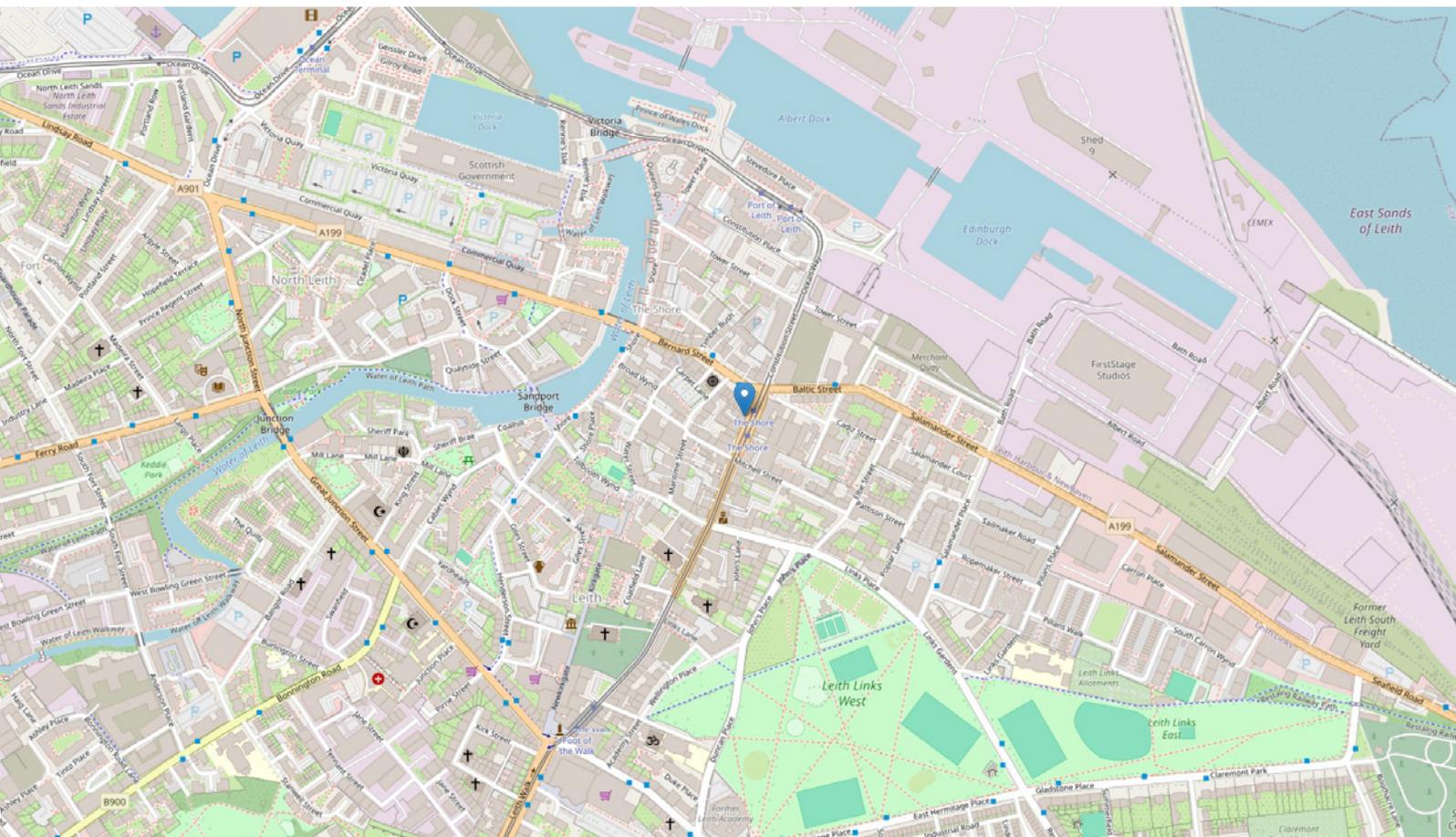


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 32m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Nestled in the heart of Leith's vibrant Shore district, Constitution Street offers a dynamic blend of historic charm and modern urban living. This sought-after location is ideal for professionals and creatives who enjoy city life with a waterside twist. Just steps from the Water of Leith, the area is teeming with independent cafes, lively bars, and some of Edinburgh's most acclaimed restaurants – including Michelin-starred dining at The Kitchin and Restaurant Martin Wishart.





Art galleries, quirky boutiques, and live music venues add to the area's distinct cultural flair, while the nearby Ocean Terminal shopping centre provides retail, gym, and cinema options all within walking distance. Whether you're after a relaxed weekend brunch, a craft cocktail by the water, or a scenic jog along the Leith Walkway, Maritime Street puts it all on your doorstep.

Commuting into Edinburgh city centre is seamless, with frequent buses running from just around the corner and the newly extended Edinburgh Tram line providing a direct route to Princes Street, Haymarket, and all the way to the airport. Cyclists and walkers can also take advantage of the extensive path networks linking Leith to the rest of the city.

Constitution Street perfectly balances the energy of an urban lifestyle with the character of Edinburgh's historic port – making it an ideal base for those who want connection, culture, and convenience in equal measure.



**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)

Part  
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Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



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**ALLY CLARK**  
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