




McEwan Fraser Legal
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2 Argyle Street
LEITH, EDINBURGH, EH6 4SZ

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IMPRESSIVE GROUND-FLOOR APARTMENT FRESHLY UPDATED - IDEAL FOR ANY FIRST-TIME BUYER, BUY TO LET INVESTOR OR CITY PROFESSIONAL

Argyle Street is situated in the very heart of Leith close to the A901 which links Ferry Road with Leith Walk. 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 to Ocean Terminal where further shops, restaurants and a cinema can be found. Not surprisingly, Leith has several surgeries, a choice of dentists, its own primary and secondary schools, the Academy being a community high school with access for adult classes during the day and evenings.

Many would consider Leith to be an independent community, of course, and certainly, it is very much self contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere. 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 place. From here, it is a simple matter to travel up Leith Walk into the city centre

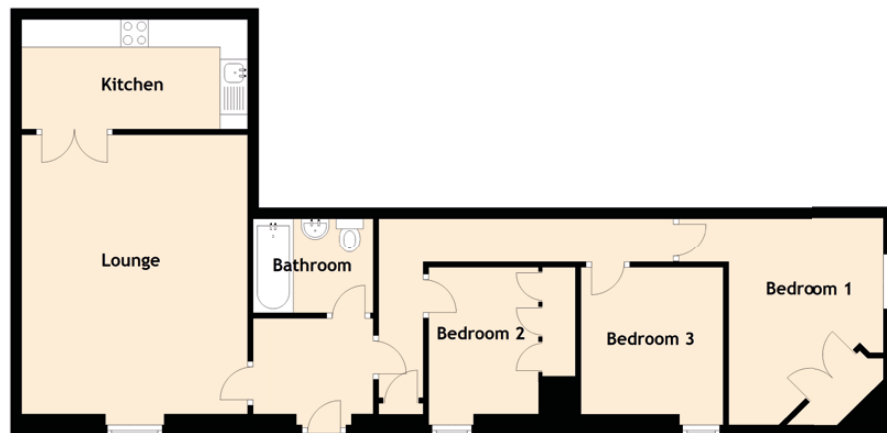
by either walking or by using one of the many and frequent bus services that use this route. The St James Centre/East End of Princes Street can generally be reached in fifteen minutes by foot. From Leith, it is also a relatively simple matter to travel out to many parts of the city and beyond. Ferry 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 Bypass.

This main door flat is located in the popular Leith area of Edinburgh. The flat enjoys a tranquil setting in a quaint cobbled street, yet is just minutes away from the vibrant and fashionable Shore area of Leith. The flat offers spacious accommodation, ideal for an individual or couple or indeed as a buy to let investment. Internally the property has just been upgraded throughout, including a fantastic new kitchen and also benefit's from double glazing and gas central heating. Unrestricted on-street parking. Early viewing is recommended.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.12m (16'10") x 4.14m (13'7")
Kitchen	4.14m (13'7") x 2.00m (6'7")
Bedroom 1	3.79m (12'5") x 3.75m (12'4")
Bedroom 3	2.68m (8'10") x 2.60m (8'6")
Bedroom 2	2.70m (8'10") x 2.35m (7'9")
Bathroom	2.20m (7'3") x 1.74m (5'9")

Gross internal floor area (m2) : 74m²

EPC Rating : D



Image credit: <https://www.google.co.uk/maps>


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