




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

3F3, 4 Edina Street

EASTER ROAD, EDINBURGH, EH7 5PN



Easter Road

EDINBURGH, EH7 5PN

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 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. 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 twenty-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 Bypass. 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.





3F3 4 Edina Street

EASTER ROAD, EDINBURGH, EH7 5PN

McEwan Fraser Legal are delighted to present to the market this stone-built Victorian traditional tenement building, in a highly sought after pocket of Edinburgh. This is a two-bedroom flat which is presented in a condition that would benefit from upgrading/modernisation.

On entering this property, you walk into a welcoming hallway which provides access to all rooms. The lounge is spacious and offers excellent variety for furniture arrangements along with great storage, the kitchen is internal and spacious. There are two bedrooms the master bedroom is a spacious double with built-in wardrobes and the second is double in size however, not offering the same space as bedroom one. There is a three-piece bathroom also fitted.

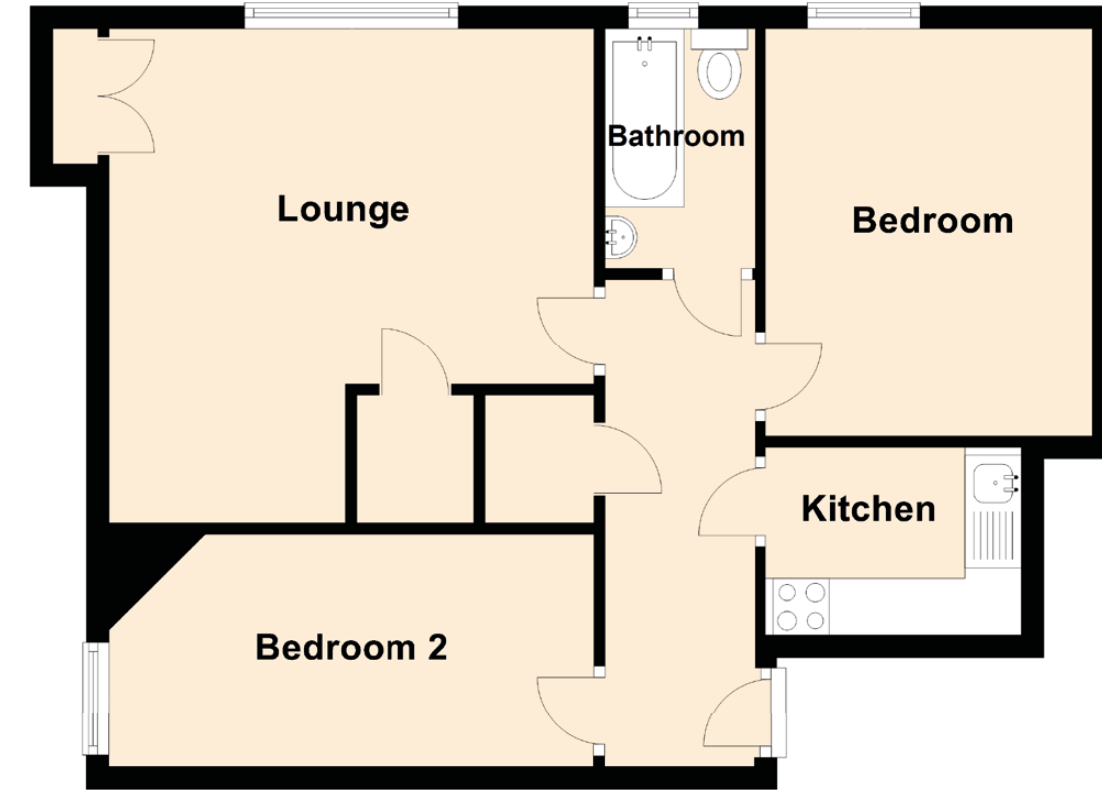
The property benefits from having double glazed windows however, the heating system is out of date. There is also ample on-street parking in the area which has plenty of permit spaces for residents.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.16m (10'4")
Kitchen	2.27m (7'5") x 1.66m (5'5")
Bedroom	3.62m (11'11") x 2.90m (9'6")
Bedroom 2	4.30m (14'1") x 2.06m (6'9")
Bathroom	1.92m (6'4") x 1.33m (4'4")

Gross internal floor area (m²): 55m² | EPC Rating: G

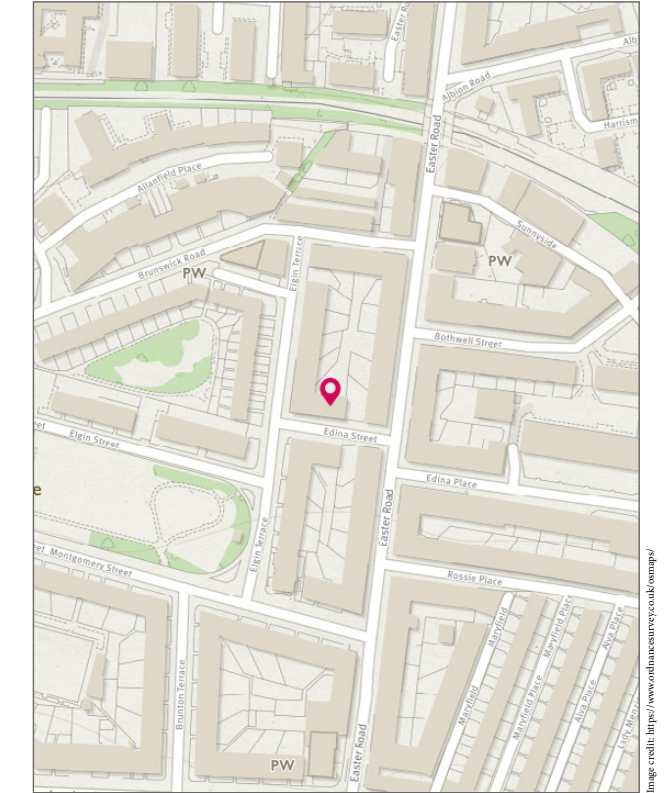


Image credit: <https://www.odinmaps.co.uk/omaps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
BEN STEWART CLARK
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer