



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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5/14 Lochend Park View

LEITH, EDINBURGH, EH7 5FB





## THE LOCATION

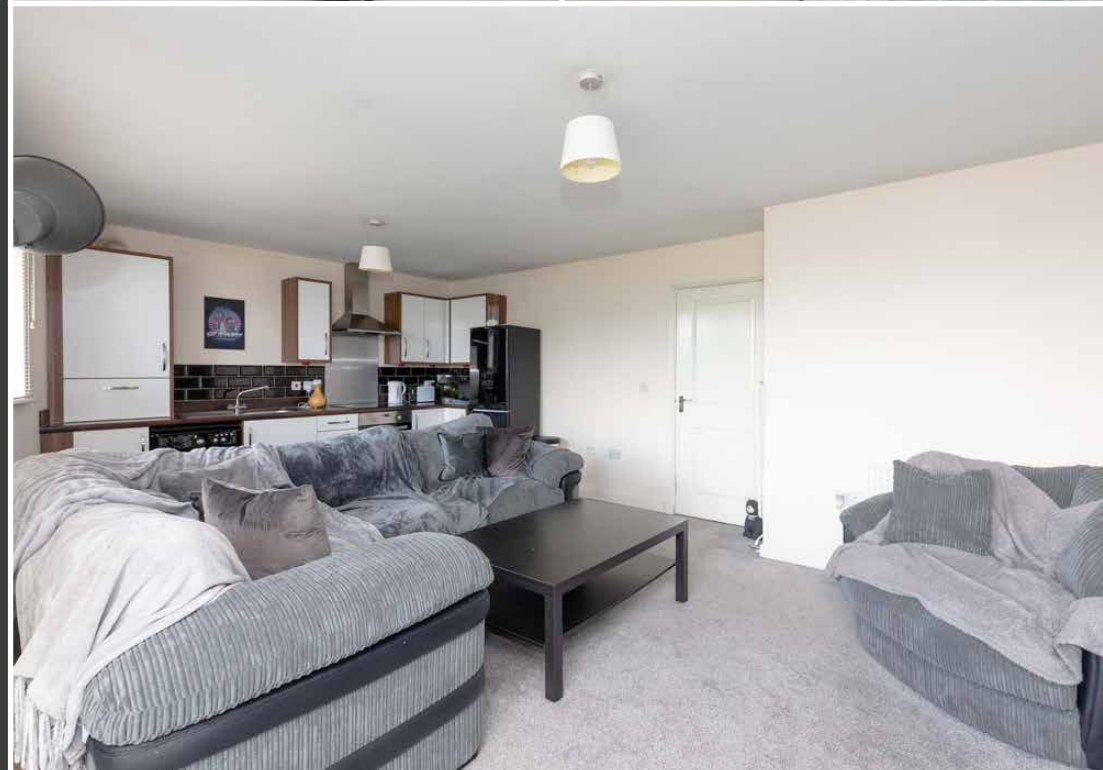
This property is situated in the very heart of Leith and many would consider this area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a Post Office. A few minutes by bus takes you to Ocean Terminal where further shops, restaurants and cinema can be found.

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 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.







## THE PROPERTY

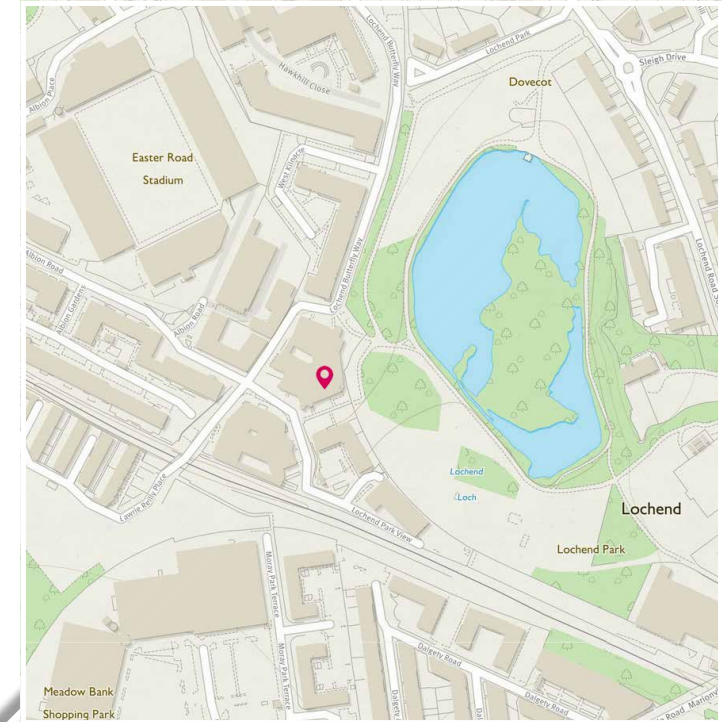
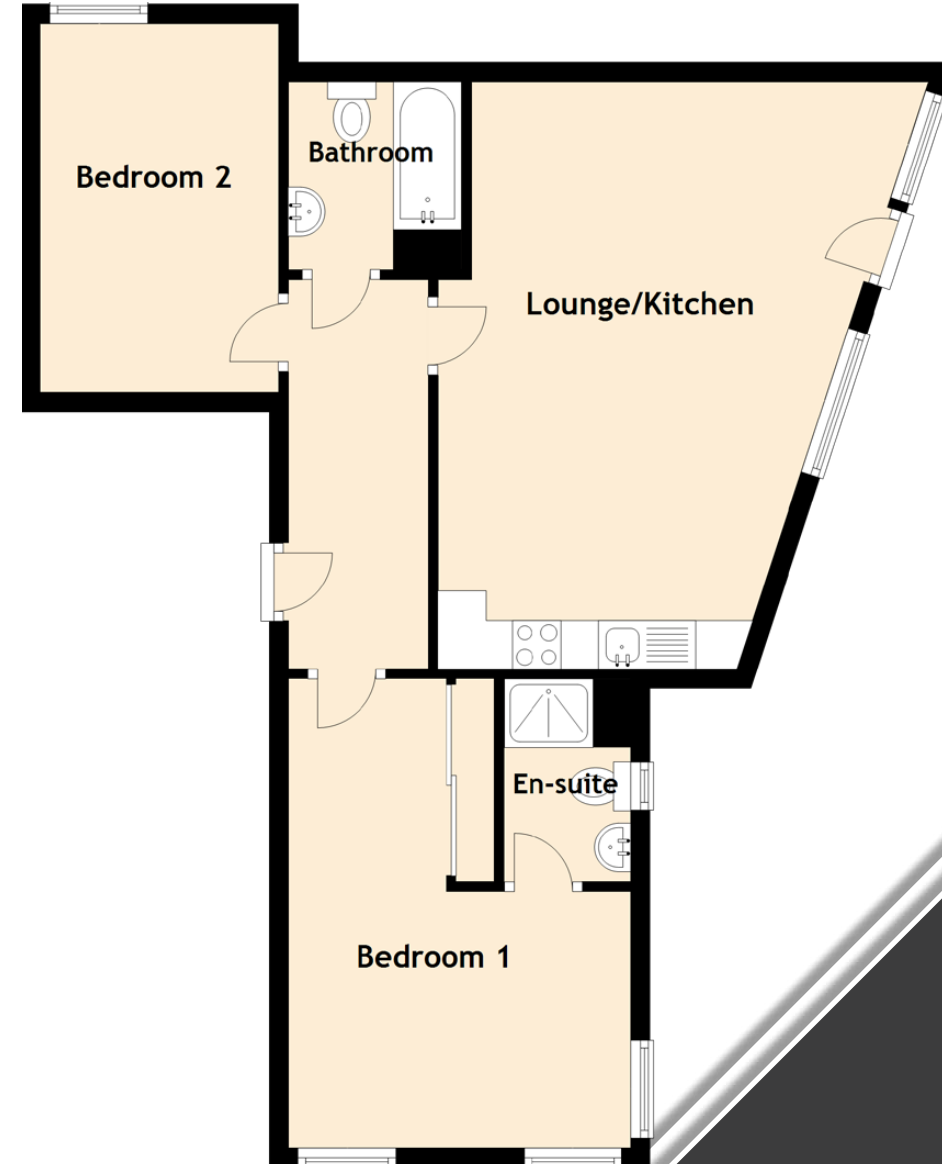
An excellent opportunity has arisen to acquire this highly desirable two bedroom third-floor apartment, making for an ideal buy-to-let opportunity while being well located within the popular Easter Road area of Edinburgh.

Viewing of this property is highly recommended, while briefly consisting of an entrance hallway with an over-head meter cupboard and an open plan, partially tiled lounge/kitchen/diner which benefits from an integrated ceramic 4 hob/oven, extractor hood, under-unit lighting and a Juliet balcony. There are two double bedrooms, one of which is dual aspect and has double built-in mirrored wardrobes, two Juliet balconies and a three-piece, partially Splash-backed en-suite shower-room. The three-piece, partially Splash-backed bathroom has an overhead shower and a further extractor fan.

This property also benefits from; secure door entry system, a lift, gas central heating and full double glazing. The communal garden grounds which surround the property also include bin and bike stores, while the underground car park is accessed with fob entry.







Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.03m (19'9") x 4.70m (15'5")
Bedroom 1	4.81m (15'9") x 3.52m (11'7")
Bedroom 2	3.78m (12'5") x 2.45m (8')
Bathroom	1.93m (6'4") x 1.78m (5'10")
En-suite	2.07m (6'9") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup> | EPC Rating: B

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





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