

248/9 Leith Walk

LEITH, EDINBURGH, EH6 5EL



TWO BED TOP FLOOR FLAT IN THE HEART OF
FASHIONABLE LEITH



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McEwan Fraser is delighted to present this two-bedroom, top floor, apartment to the market. The property offers excellent proportions with two large bedrooms and an open-plan kitchen living room. Internally, the property is well presented but there is plenty of scope for an incoming purchaser to really make their own mark. Externally, the property sits in the heart of fashionable Leith which is rapidly becoming one of the City's most sought after locations for young professionals.

The property is arranged around a central hallway which includes integrated storage. The master bedroom is particularly generous and enjoys exposed floorboards, period coving, stunning original fireplace and abundant natural light. This bedroom offers fantastic floor space for a full suite of bedroom furniture. Bedroom 2 is also a well-proportioned double that faces the rear of the building and also includes some attractive period detailing.



The accommodation is focused on the open-plan kitchen living room. The kitchen, to one side, includes a range of base and wall mounted units topped with wooden work surfaces. There is plenty of prep and storage space alongside an integrated gas hob and electric oven. Space is provided for a free-standing washing machine and fridge freezer. The rest of the room is open floor space that can accommodate a variety of different furniture configurations.

The accommodation is completed by a large bathroom that enjoys natural light and comes complete with a white three-piece suite and shower over bath.

For extra warmth and comfort, the property includes gas central heating and partial double glazing.





bedroom 1





bedroom 2

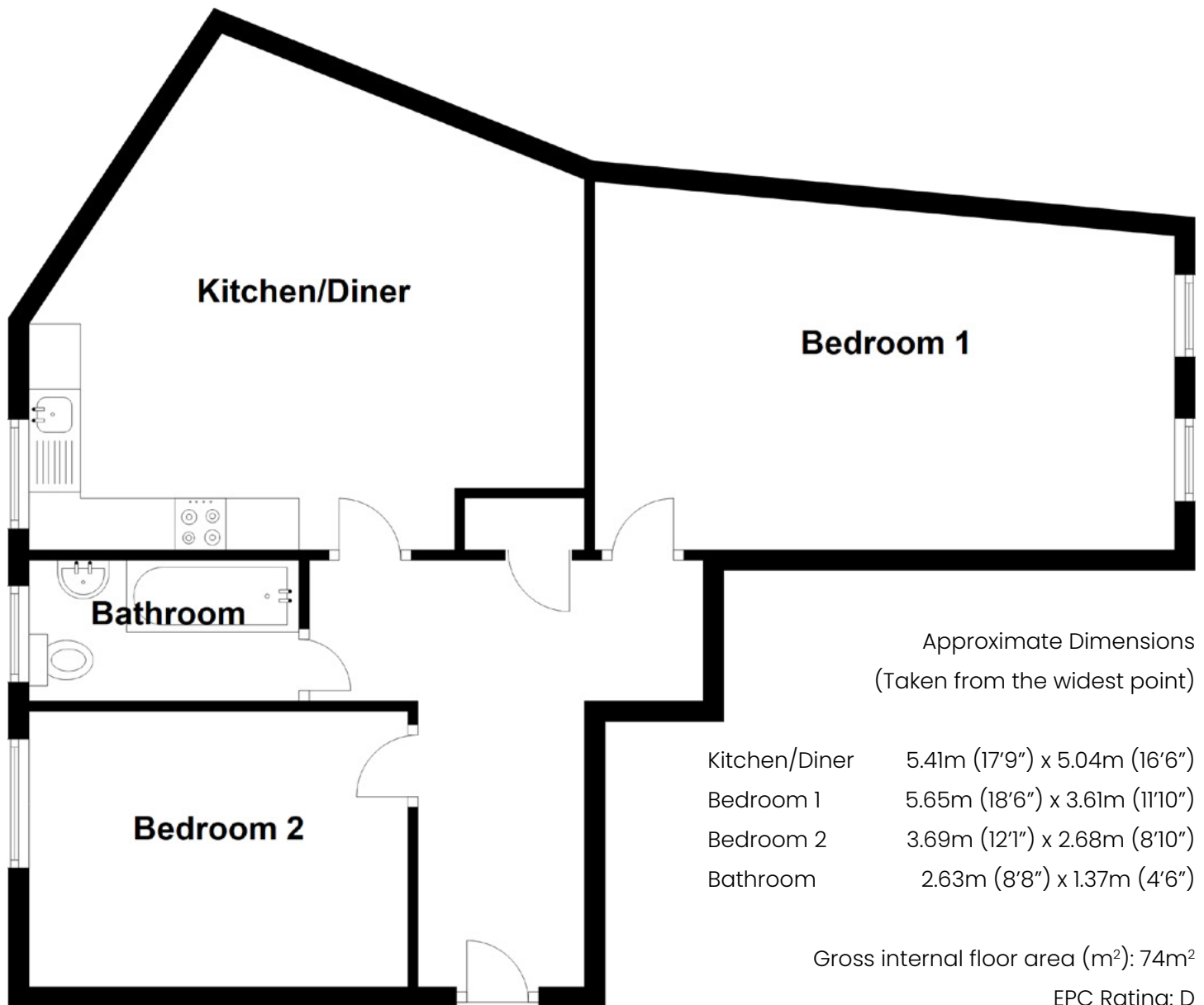




the bathroom



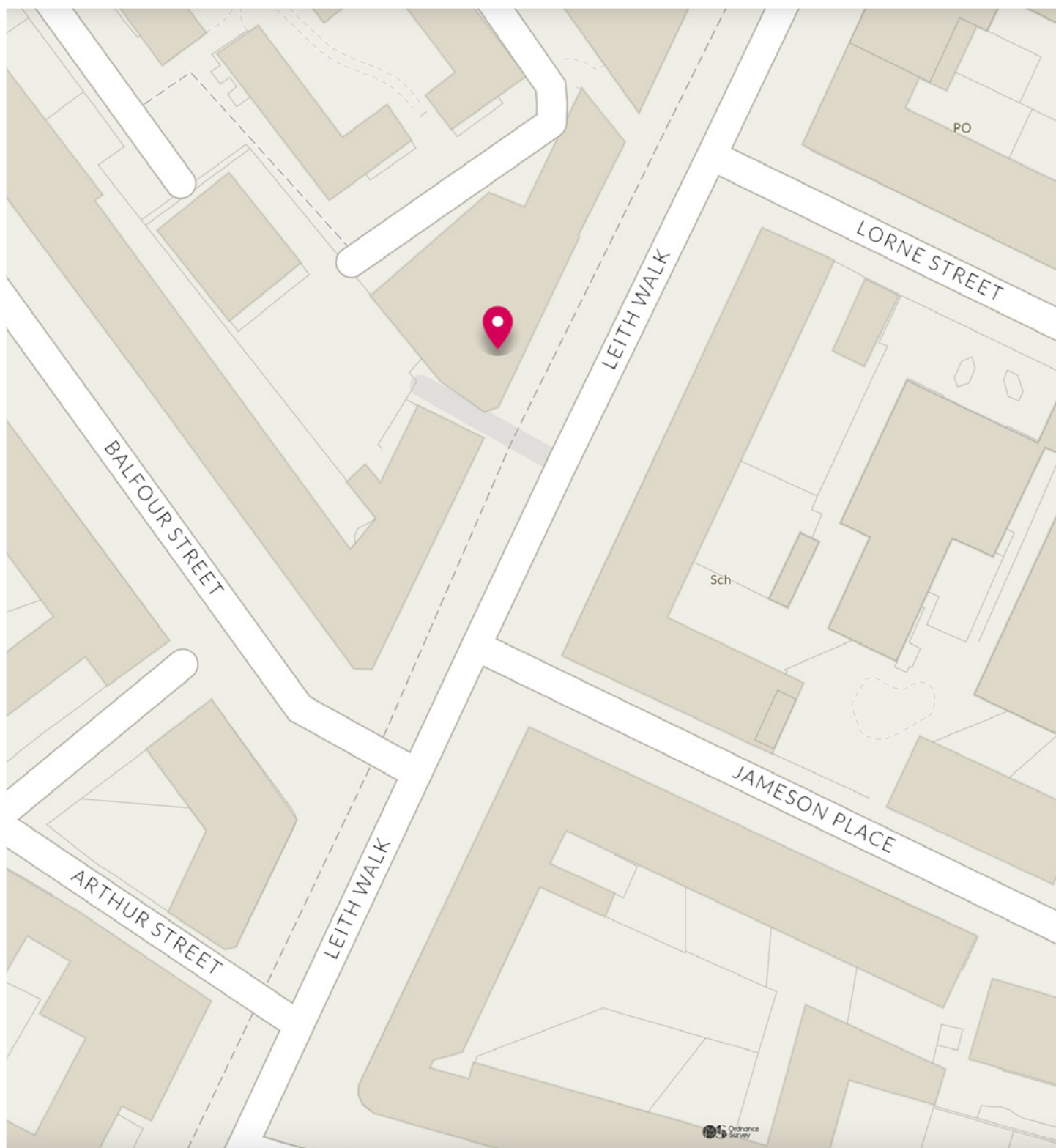
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Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies, and a Post Office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants, and cinema can be found.

Leith is an established, independent community and 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 its own amenities with several surgeries and a choice of dentists. The Shore 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 also a simple matter of a short walk into the City Centre, with the option of using one of the many and frequent bus services that use this route. The Edinburgh tram service is also being extended along Leith Walk giving a direct connection to Edinburgh Airport. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City Bypass.



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