

26/4 Poplar Lane

THE SHORE, EDINBURGH, EH6 7HD



Immaculate two-bedroom flat near The Shore with en-suite, modern interiors and gas central heating in a prime Leith location



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McEwan Fraser Legal is delighted to present this immaculately presented two-bedroom flat, ideally situated in the heart of Leith, just moments from the vibrant Shore area. Offering stylish and well-proportioned accommodation throughout, this superb property is perfectly suited to first-time buyers, professionals and investors alike.

THE LIVING ROOM



The accommodation is accessed via a welcoming entrance hall, which provides access to all rooms. The bright and spacious living room offers an excellent space for relaxing and entertaining, while the well-appointed kitchen provides ample storage and worktop space for modern living.

THE KITCHEN





The principal bedroom is generously proportioned and benefits from a contemporary en suite shower room, creating a private and comfortable retreat. A further double bedroom offers flexible accommodation for guests, family members or those working from home. The accommodation is completed by a modern bathroom with WC, finished to a high standard.

The property is presented in excellent decorative order throughout and benefits from gas central heating and double glazing, ensuring comfort and energy efficiency all year round.

THE BATHROOM



BEDROOM 1



generously proportioned and benefits from a contemporary en-suite shower room, creating a private and comfortable retreat



BEDROOM 2



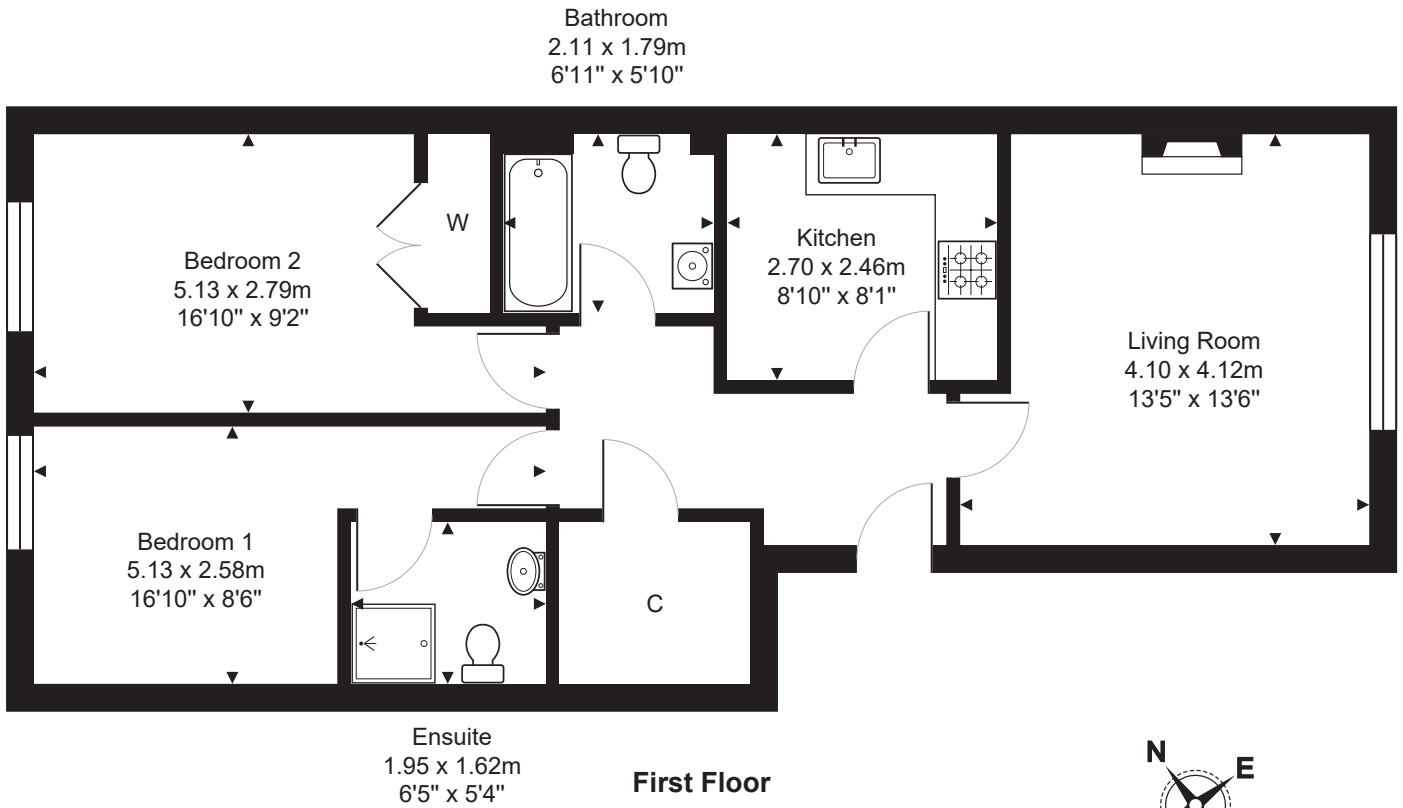
Located within easy walking distance of The Shore's renowned cafés, restaurants, bars and waterfront walks, this fantastic home enjoys one of Edinburgh's most desirable and vibrant locations. Excellent transport links and local amenities are also close at hand, making this a truly outstanding opportunity.

EXTERNALS



Early viewing is highly recommended to appreciate the quality, space and location on offer.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m² | EPC Rating: B



THE LOCATION

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 a 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. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

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. 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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**Part
Exchange
Available**



Text and description
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 Surveyor



Layout graphics and design
ALLY CLARK
 Designer

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