

5/7 Hermitage Park Lea

LEITH LINKS, EDINBURGH, EH6 8DY



Bright top-floor one-bedroom flat in a sought-after modern development between Leith Links and Lochend



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THIS IMAGE HAS BEEN VIRTUALLY STAGED

McEwan Fraser Legal is delighted to present this generous, one-bedroom, top-floor flat to the market. The property is situated in Hermitage Park Lea, a sought-after modern development, well-positioned between Leith Links and Lochend. The property enjoys excellent internal proportions and is very economical to run with cavity wall insulation, double glazing and gas central heating served by a modern combi boiler. The development enjoys residents' parking with additional permits available for visitors.

THE LIVING ROOM



Internal accommodation is focused on a generous living room that enjoys fantastic levels of natural light and plenty of floor space for a variety of different furniture configurations. The top floor position affords views towards the Firth of Forth, and the proportions on offer will give the new owner plenty of scope to create their ideal entertaining space. A separate kitchen includes a range of base and wall-mounted units that offer plenty of prep and storage space for the aspiring chef. The gas hob and oven are integrated, while space is provided for further, free-standing appliances.

THE KITCHEN





The bedroom is an ample double with a large integrated wardrobe and plenty of space for a full suite of bedroom furniture. The bathroom is partially tiled with a shower over the bath. Finally, accommodation is completed by a central hallway that includes two deep integrated storage cupboards and gives access to a large loft for additional storage space.

THE BATHROOM



THE BEDROOM

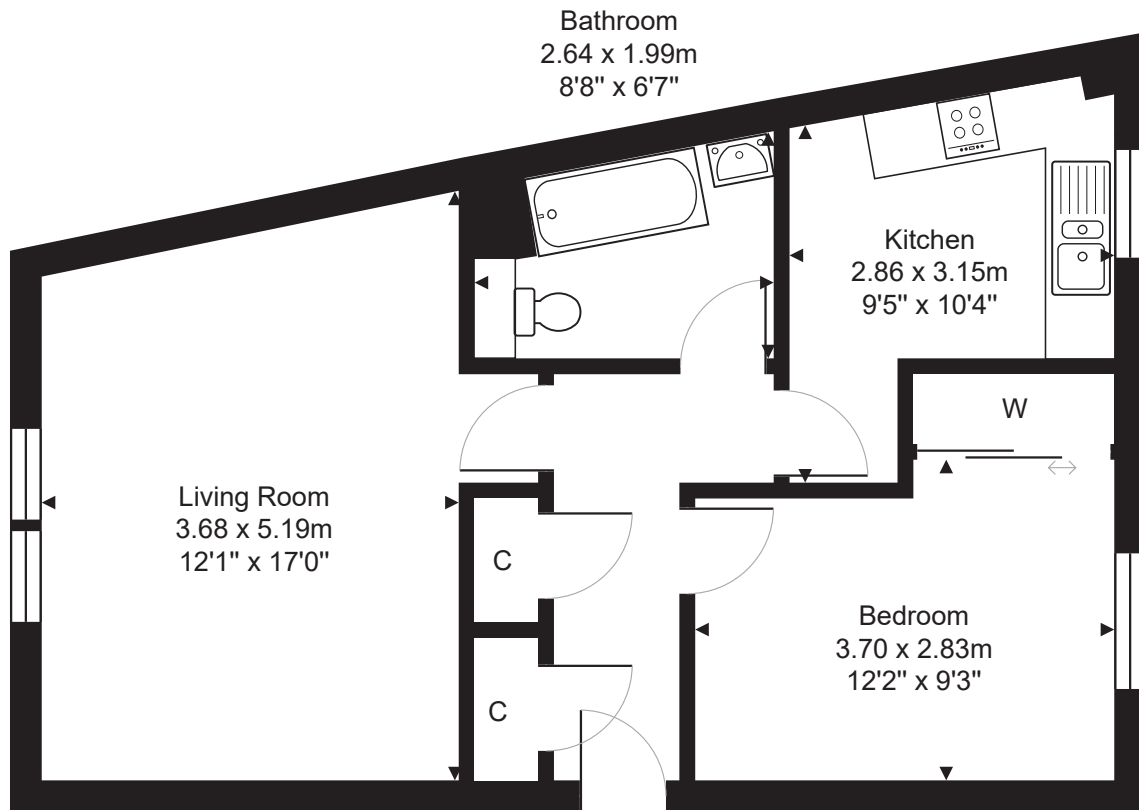


This is a lovely flat that would make an ideal first-time buy or sound buy-to-let investment.

VIEWS & EXTERNALS

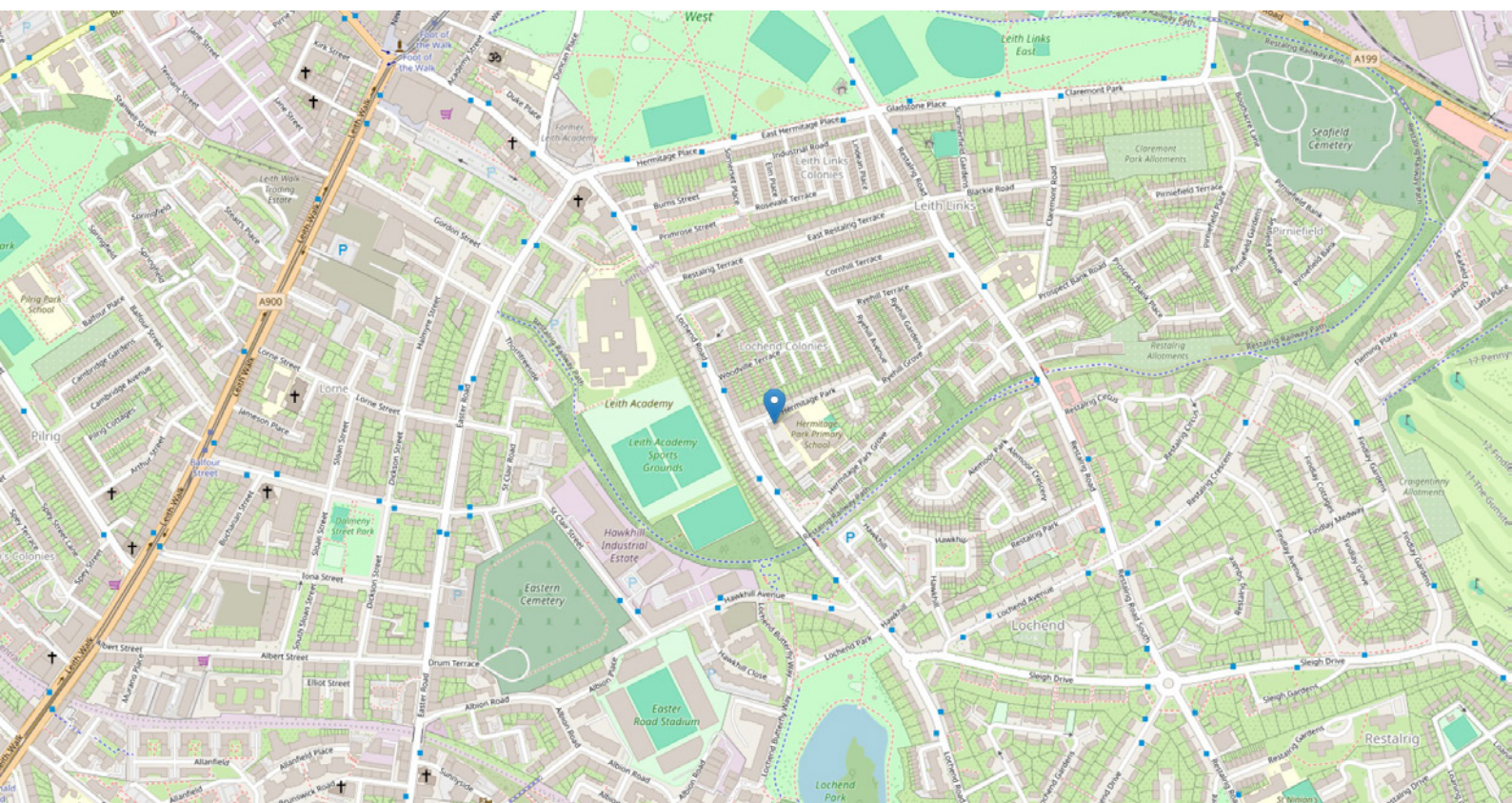


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 53m² | EPC Rating: C



THE LOCATION

Hermitage Park Lea is ideally placed for young professionals seeking the perfect balance of calm residential living and vibrant city lifestyle. Situated between Leith Links and Lochend, the neighbourhood offers leafy surroundings just two miles from Edinburgh's city centre, making it easy to enjoy the best of both worlds. Everyday essentials are within effortless reach, with Meadowbank Shopping Park close by and the wider choice of independent shops, cafés and supermarkets along Leith Walk.





When it comes to leisure, the area truly excels. The Shore's cosmopolitan dining scene, which includes acclaimed restaurants, stylish bars and waterfront cafés, is only a short distance away. Leith Walk also provides a lively blend of traditional pubs, craft venues and late-night spots. The weekly Leith Market offers a popular weekend destination for fresh produce and street food, and the outstanding Meadowbank Sports Centre delivers first-class fitness facilities including an athletics track, gym and studios.

For outdoor downtime, residents can choose between the open green space of Leith Links, peaceful walks around Lochend Park or a quick trip to Portobello Beach or Holyrood Park. Excellent public transport connections make commuting straightforward, and those travelling further afield benefit from convenient access to key routes, including the A1 and the Edinburgh City Bypass.

Altogether, Hermitage Park Lea offers a stylish and highly convenient base for modern professional living.



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