

# 1F2, 38 Seafield Road

SEAFIELD, EDINBURGH, EH6 7LQ



*Bright and spacious two-bedroom first-floor flat with high ceilings, neutral décor and modern interiors in a convenient Seafield location*



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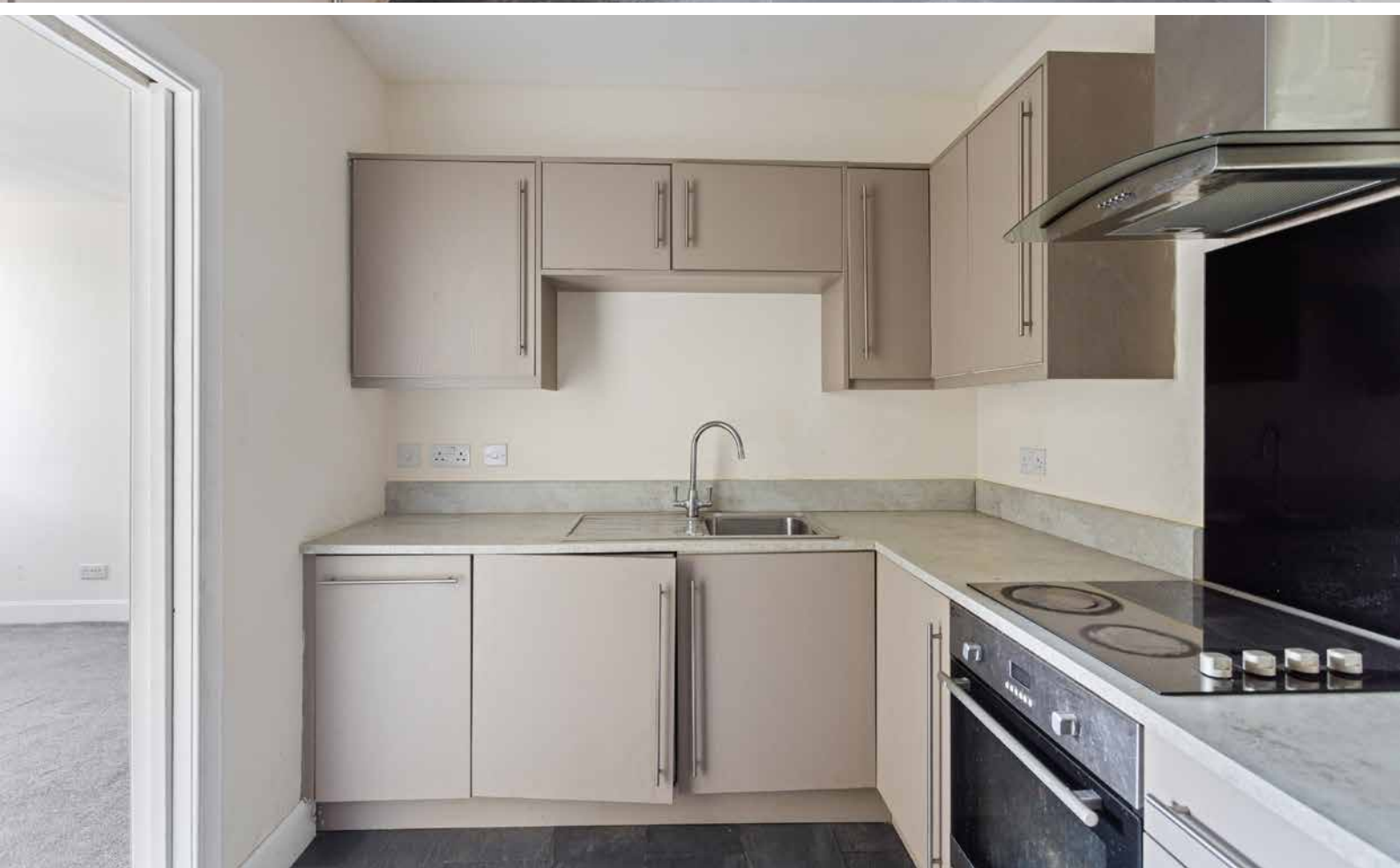
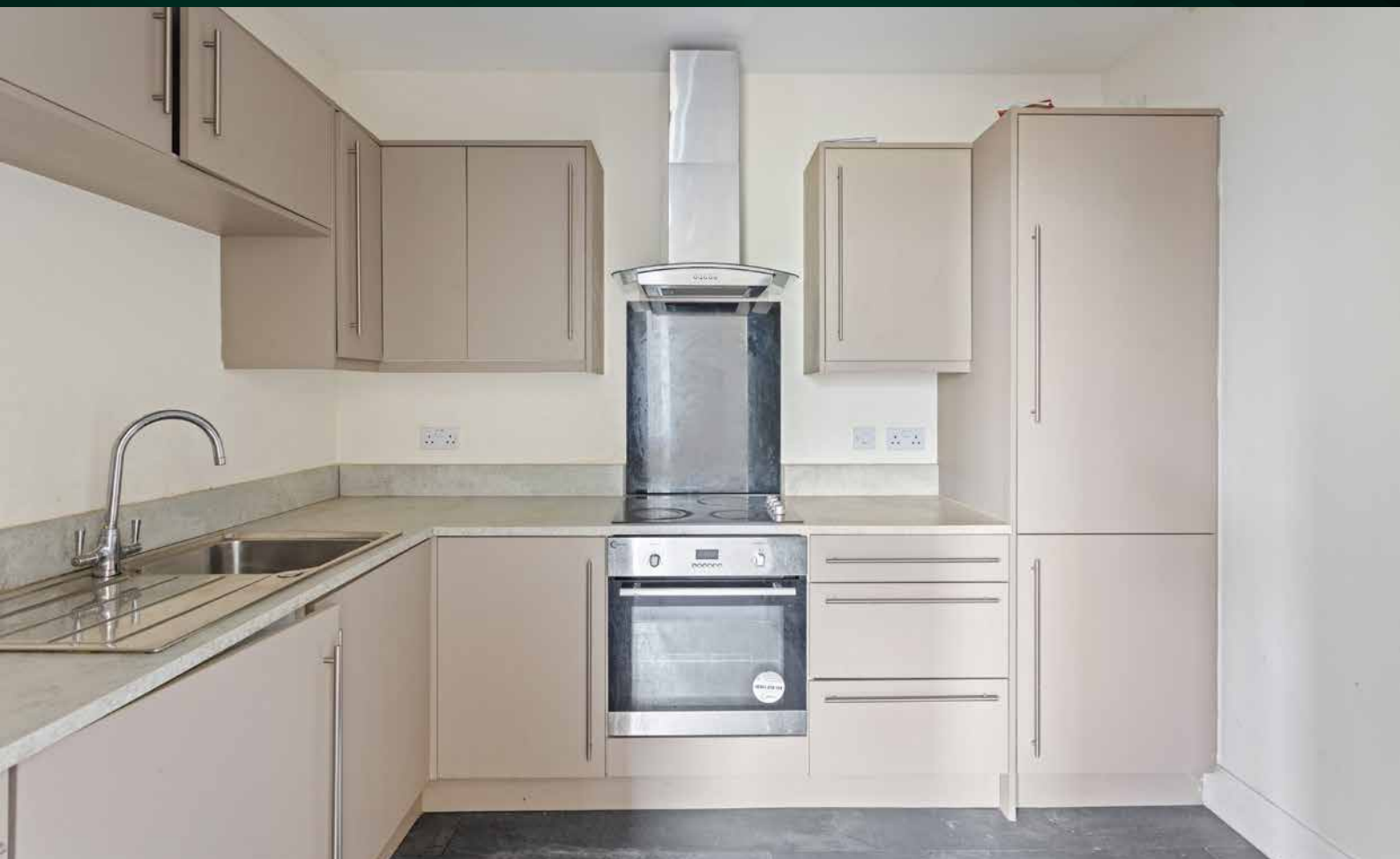
McEwan Fraser Legal are delighted to bring to the market this two-bedroom first-floor flat at 1F2, 38 Seafield Road, Edinburgh, EH6 7LQ, offering an excellent opportunity for first-time buyers, investors or those looking to secure a property within easy reach of Edinburgh city centre.

# THE LIVING ROOM



The property is presented in neutral décor throughout, creating a bright and versatile interior that allows a new owner to move in and easily make the space their own. The kitchen is fitted with a range of integrated appliances and features neutral-toned cabinetry, giving the space a clean and contemporary feel while remaining easy to personalise.

# THE KITCHEN





The accommodation offers two bright and spacious bedrooms, both benefiting from high ceilings and plenty of natural light, creating an airy and welcoming feel. One of the bedrooms also benefits from built-in wardrobes, providing useful fitted storage. The modern shower room is finished in a clean, contemporary style and further benefits from a wall-mounted chrome electric heated towel rail.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



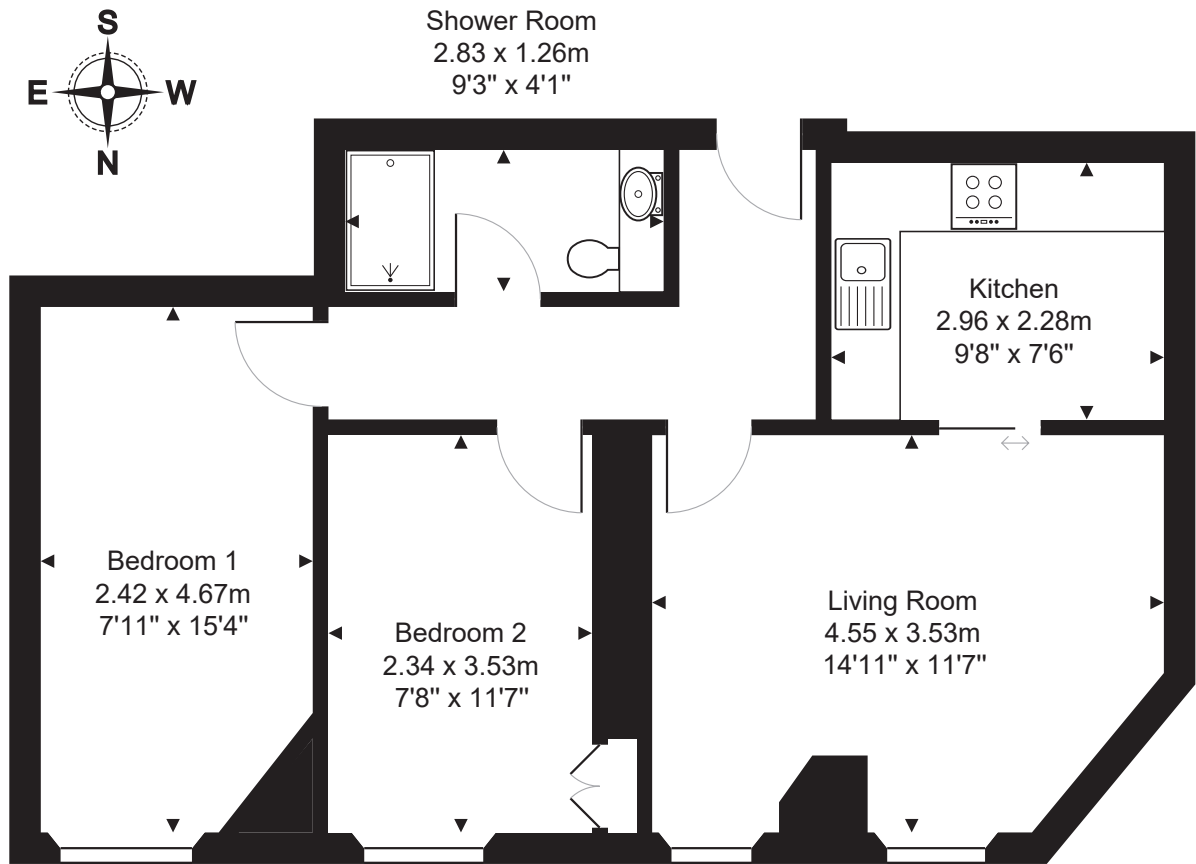
The flat occupies a convenient position in the popular Seafield area, with excellent access to local amenities, transport links and the nearby coastline.

The location is particularly appealing for commuters, with straightforward connections into Edinburgh city centre as well as access towards Leith, Portobello and surrounding areas. A range of shops, supermarkets, cafés and leisure facilities can also be found nearby. This property is likely to appeal to a wide range of purchasers and early viewing is recommended.

# EXTERNALS

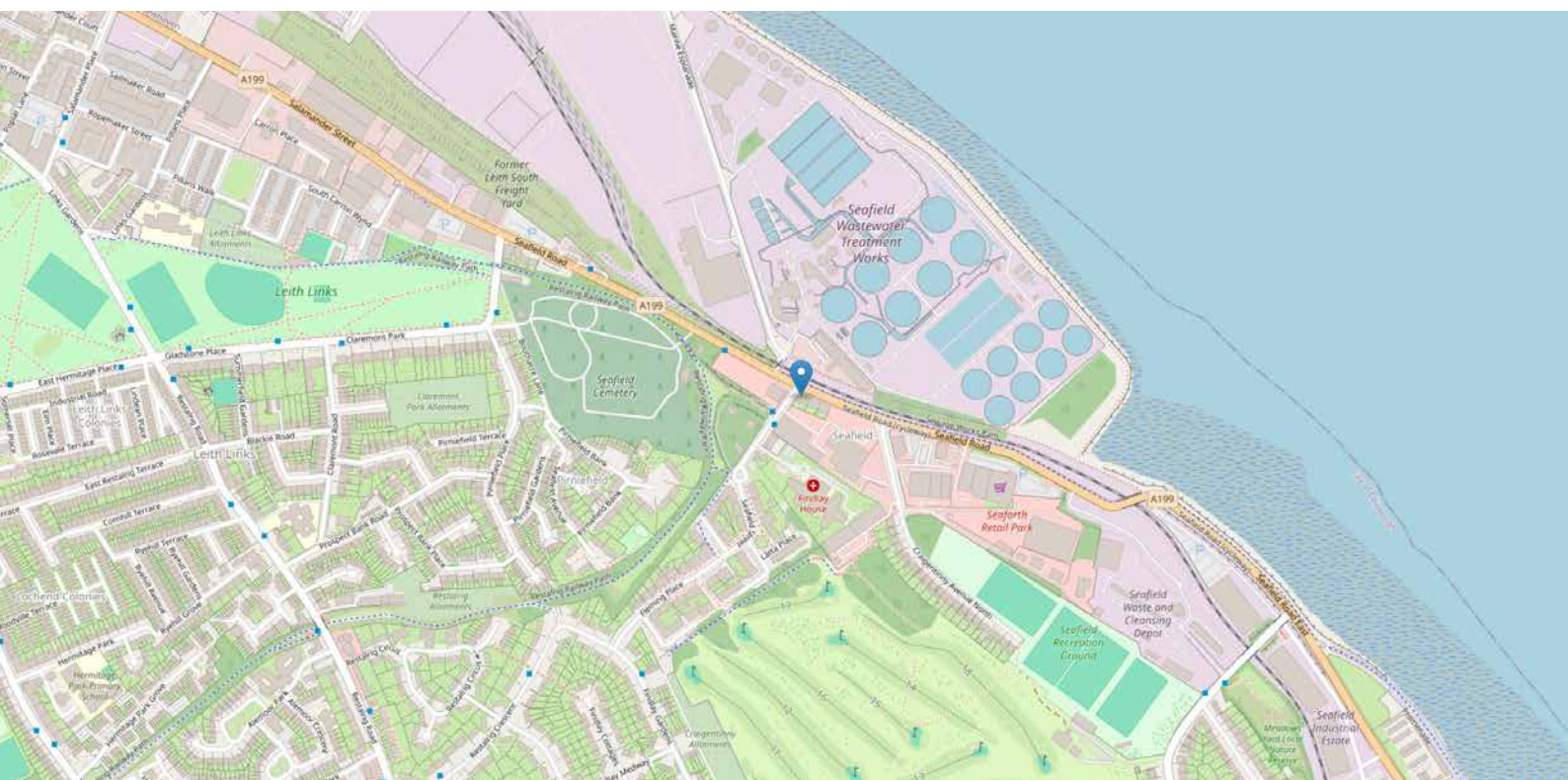


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Situated in the popular Seafield area of Edinburgh, the property is well placed for a wide range of local amenities and excellent transport links. The nearby areas of Leith and Portobello offer a great selection of shops, cafés, restaurants and leisure facilities, while the coastline and promenade are also within easy reach.





Regular public transport services provide convenient access into Edinburgh city centre and surrounding areas, making the location ideal for commuters. Road links are also easily accessible for travel across the city and beyond.

With a good balance of local amenities, coastal surroundings and straightforward access to the city centre, Seafield is a convenient and well-connected location for a variety of buyers.



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