

# 5/4 Hermitage Park Lea

LEITH, EDINBURGH, EH6 8DY



*Well presented, two-bedroom first-floor flat in true move-in condition*



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McEwan Fraser Legal is delighted to present this two-bedroom, first-floor flat forming part of a contemporary development just east of Edinburgh's city centre.

# THE LIVING ROOM



The apartment has been decorated to a high standard and is presented to the market in move-in condition. The living room to the front is the main public space in the property and is both well-sized and lets in plenty of natural light.

# THE KITCHEN



The separate kitchen/dining room is well-appointed and also of a good size.





Both bedrooms are doubles and benefit from built-in wardrobes, and the property boasts further storage space thanks to cupboards off the entrance hallway. A family shower room completes the accommodation internally.

# THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2

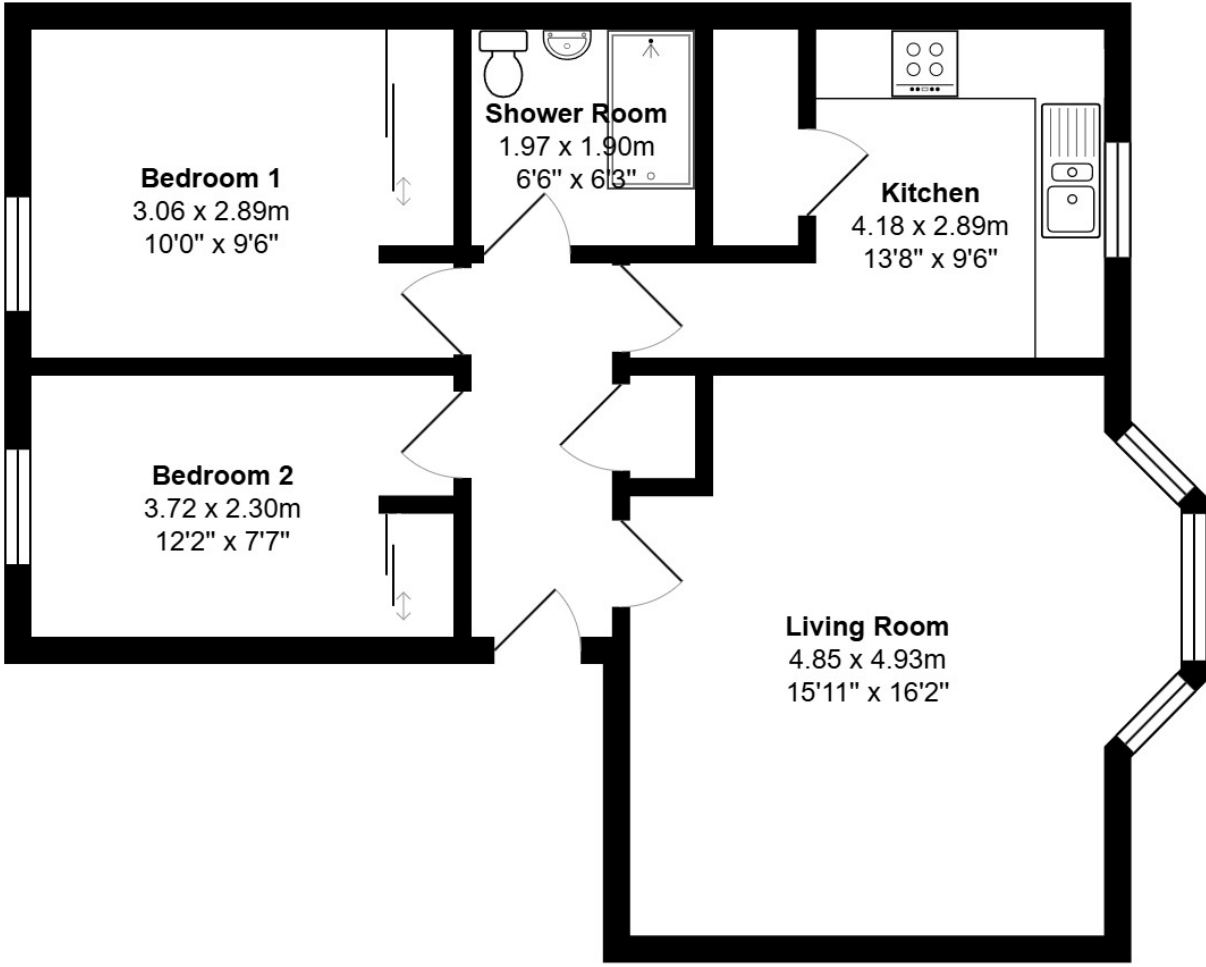


# EXTERNALS



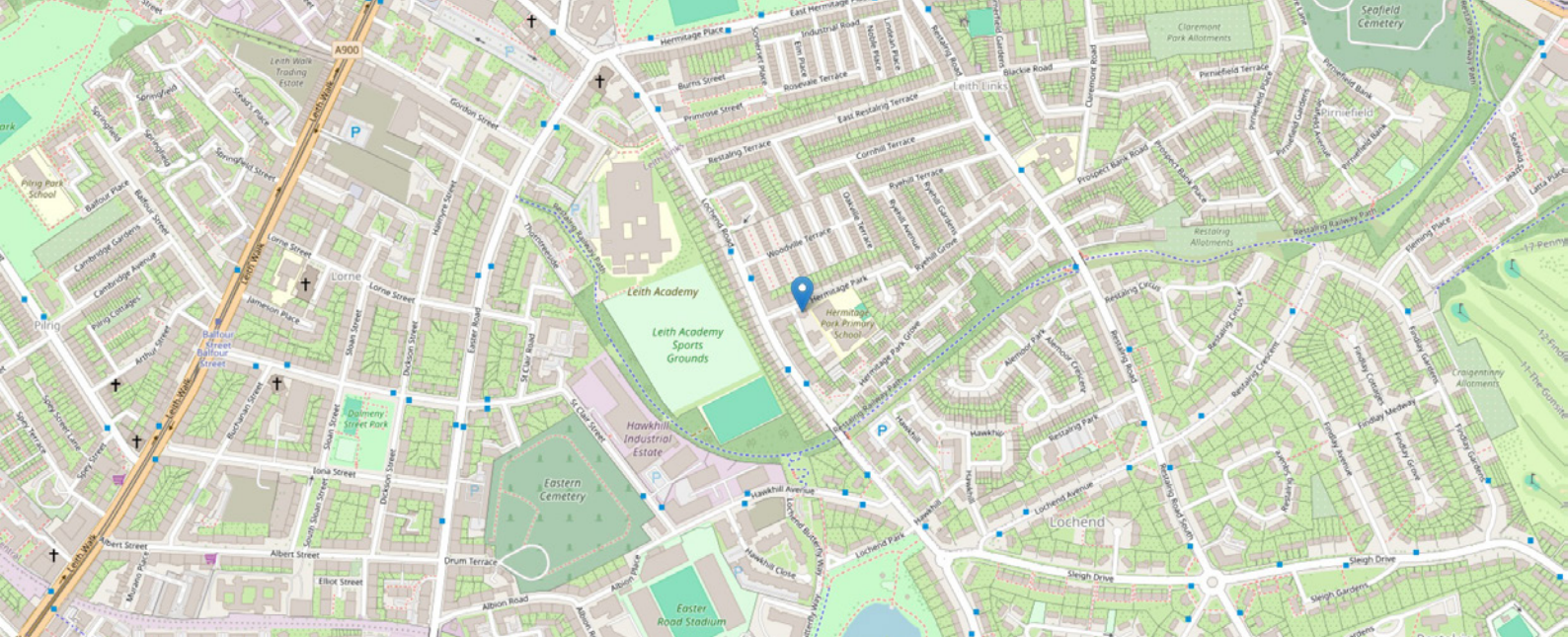
Situated in the popular Leith district in Edinburgh and benefiting from gas central heating, double glazing, and access to a well-maintained communal garden to the rear of the property, early access is definitely recommended to avoid missing out.

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>  
EPC Rating: C





# 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 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 by-pass.



**McEwan Fraser Legal**

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