

30/5 Crichton Place

LEITH, EDINBURGH, EH7 4NY



*SUPERB TWO
BEDROOM FLAT*



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McEwan Fraser are delighted to present this superb two-bedroom flat to the market. Crighton Place enjoys an excellent position on Leith Walk making the flat ideal as a first-time buy or astute buy-to-let investment. Benefits include well-proportioned bedrooms, gas central heating, double glazing, excellent internal storage, and a communal garden.

Accommodation is focused on a bright and spacious kitchen living room which has plenty of space for sofas and supporting furniture. The kitchen has a full range of base and wall-mounted units with ample prep and storage space for the aspiring chef. A gas hob, an electric oven, and a dishwasher are integrated. Bedroom one is an impressive room with neutral décor, superb levels of natural light, and some fantastic period features including a fireplace which creates a natural focal point for the room. There is plenty of space for a full suite of bedroom furniture. The second bedroom is neutrally decorated, carpeted, and boasts plenty of space for a larger bed and a full suite of free-standing bedroom furniture. The accommodation is completed by a generous bathroom and a separate WC.

Internal viewing is highly recommended.



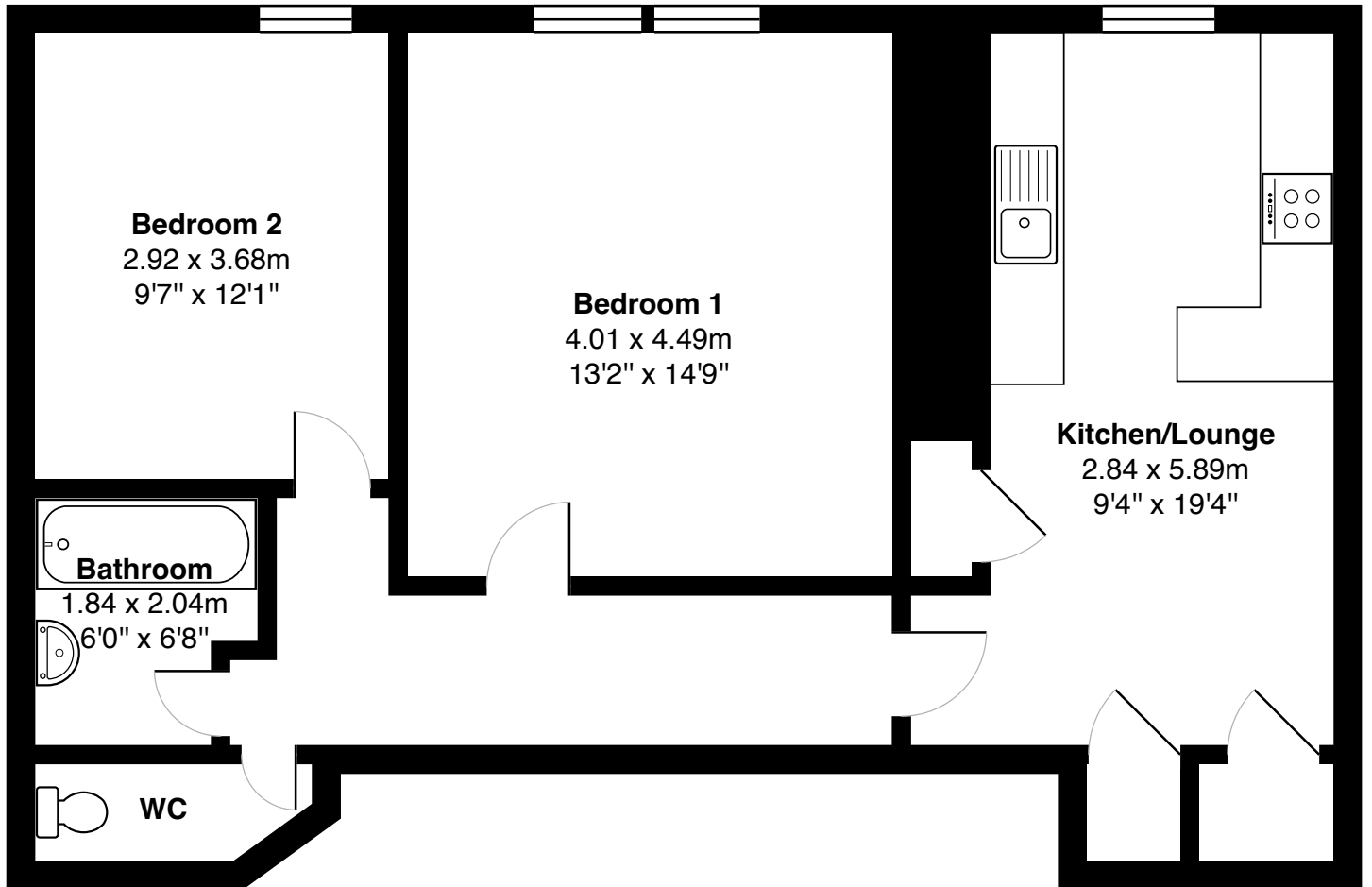




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Gross internal floor area (m²): 68m²

EPC Rating: C



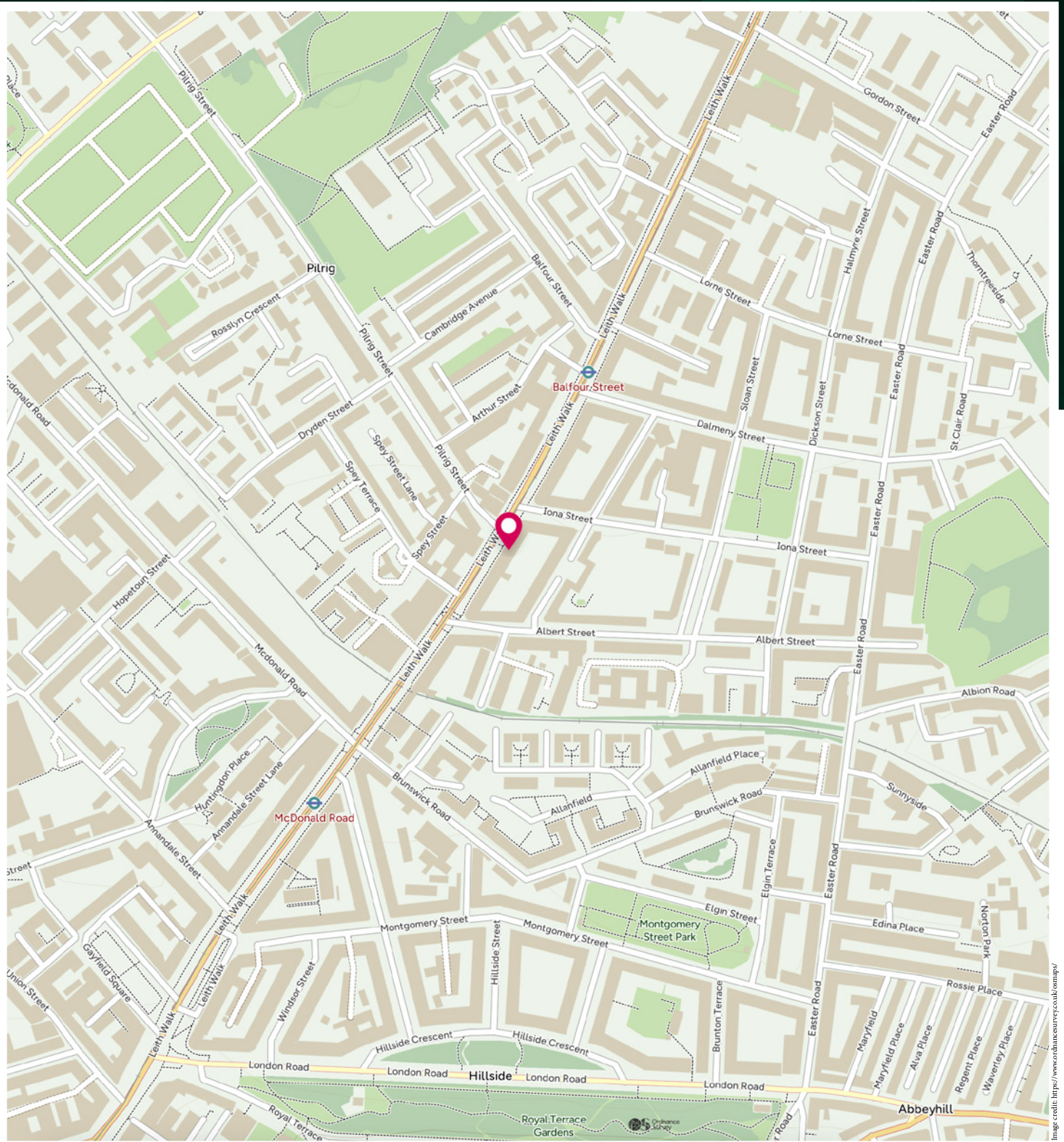


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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