

4/11 Hermitage Park Lea

LEITH, EDINBURGH, EH6 8DY



Immaculate and spacious two-bed flat in Hermitage Park Lea – stylish third-floor living in a sought-after location



0131 524 9797



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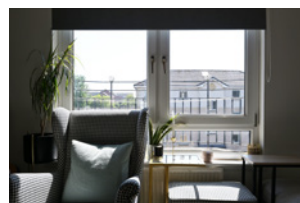


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McEwan Fraser Legal is delighted to present this spacious and immaculately presented two-bedroom third-floor flat, set within the desirable Hermitage Park Lea development. This superb home is ideal for first-time buyers, professionals, or those seeking a stylish and low-maintenance property in a sought-after residential area.

THE LIVING ROOM

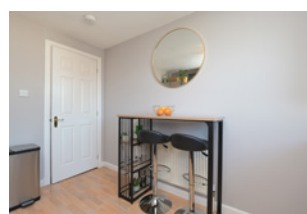


The flat offers generously proportioned accommodation throughout, beginning with a welcoming entrance hallway with excellent built-in storage. The bright and spacious living room benefits from large windows that flood the space with natural light, creating a warm and inviting atmosphere.

THE KITCHEN



The modern kitchen is well-equipped with a range of fitted units, integrated appliances, and ample workspace—ideal for both everyday living and entertaining.





There are two generously sized double bedrooms, both beautifully presented and offering built-in wardrobes for added convenience. The contemporary bathroom is finished to a high standard with a crisp, clean design.

Additional features include gas central heating, double glazing, a secure entry system, and well-maintained communal grounds, with residents' parking available. Early viewing is highly recommended to appreciate the quality and space this stunning flat has to offer.

THE BATHROOM



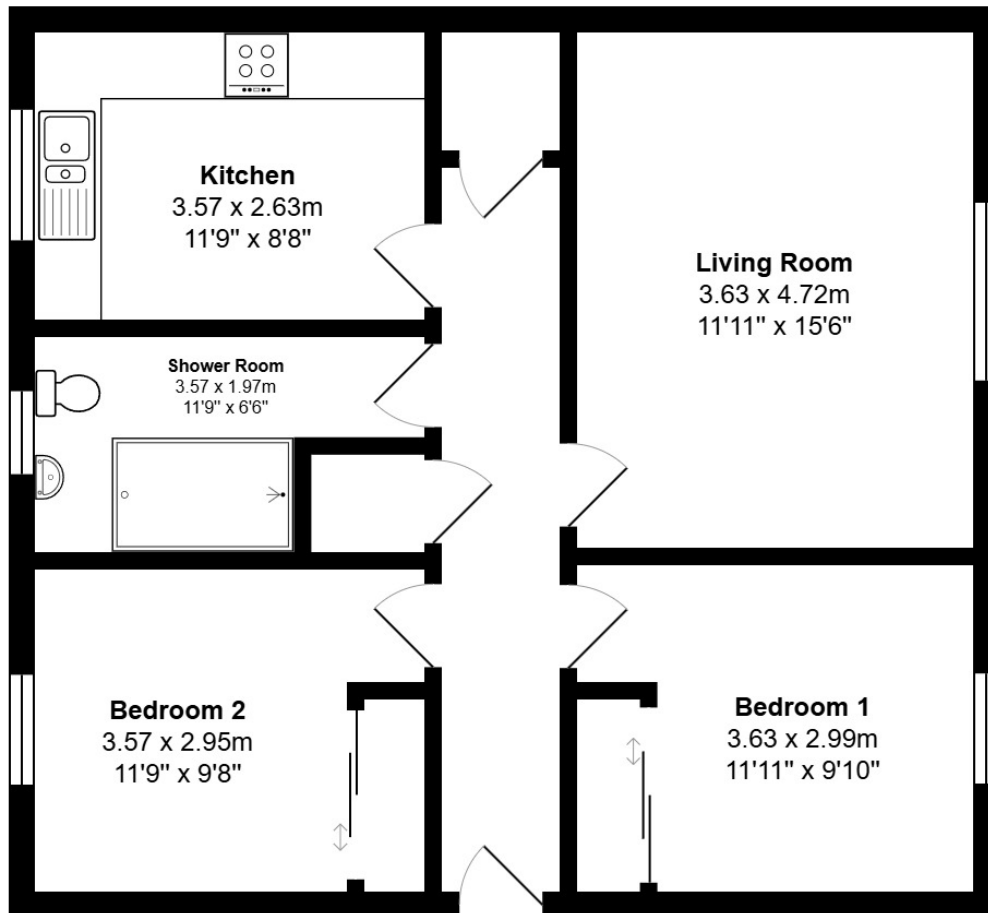
BEDROOM 1



BEDROOM 2

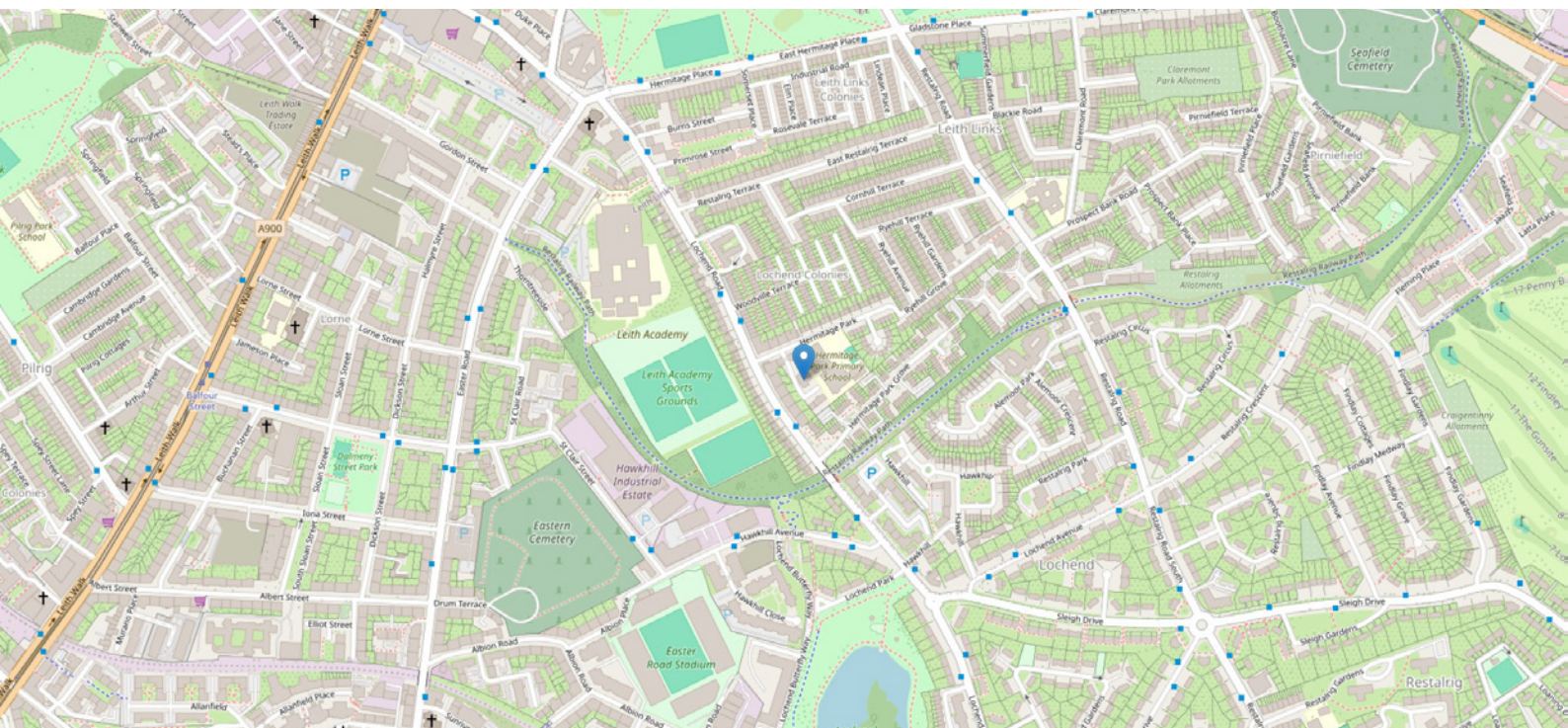


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 67m² | 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 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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