



BRIGHT TWO-BEDROOM FLAT WITH BAY  
WINDOW, PARKING AND LEAFY GROUNDS, CLOSE  
TO THE CITY CENTRE AND THE SHORE



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McEwan Fraser Legal is delighted to present this bright and airy two-bedroom second-floor flat, offering an excellent opportunity to acquire a well-proportioned home within easy reach of the city centre and the fashionable Shore district. The property enjoys generous internal proportions and an abundance of natural light, while externally benefiting from an allocated parking space and well-maintained leafy communal grounds.

The accommodation comprises a welcoming entrance hallway with a storage cupboard and secure entry phone system. The bright lounge is flooded with natural light from an east- and south-facing box bay window overlooking the communal garden and provides ample space for a dining area. A contemporary inset electric fire forms a focal point, complemented by a built-in TV unit, bookshelves, and additional storage. The adjoining kitchen also enjoys a pleasant garden outlook and is fitted with base and wall-mounted units, with space for free-standing appliances.

## The Property







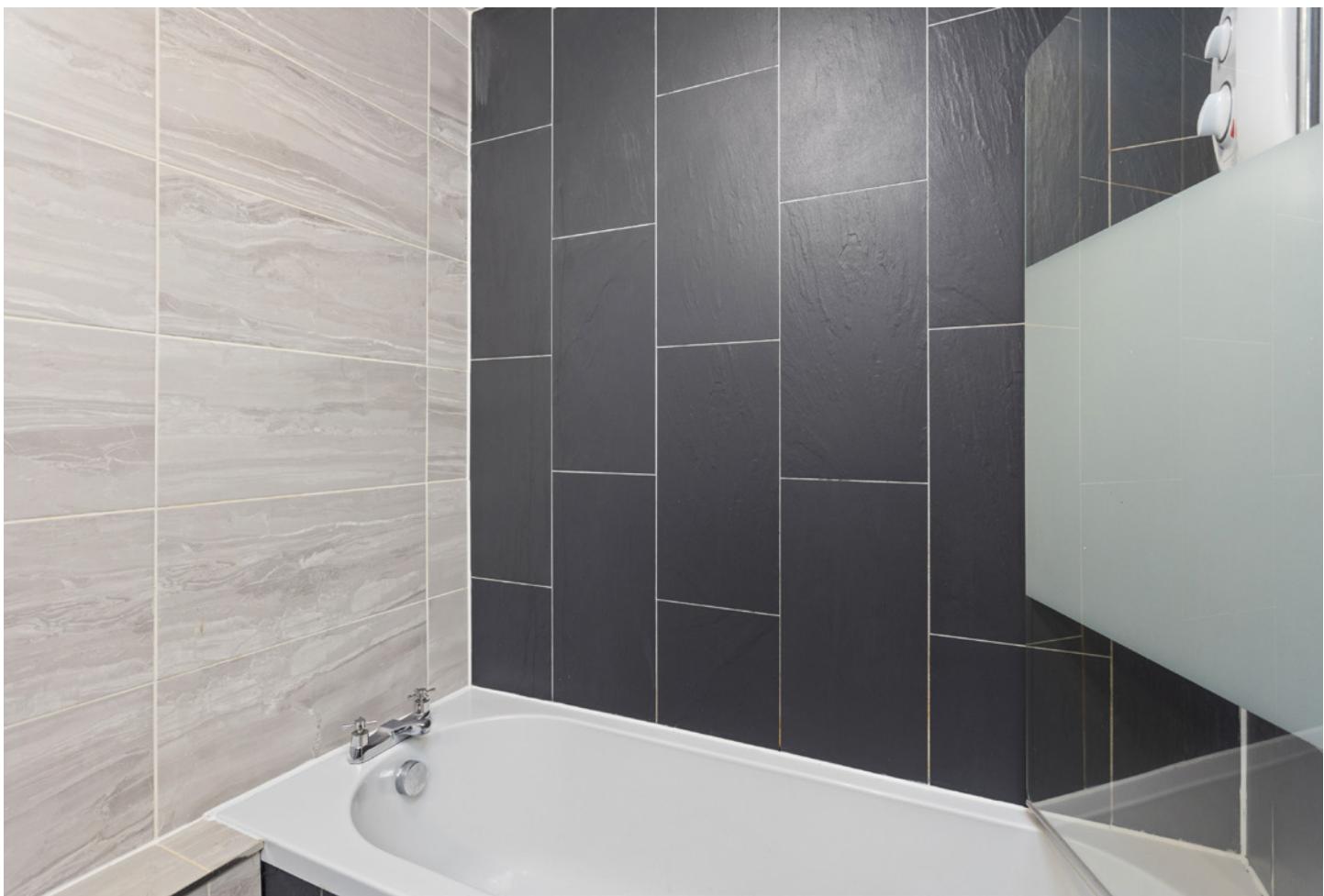
There are two generously sized double bedrooms, one featuring a deep built-in wardrobe and a box bay window. The accommodation is completed by a three-piece bathroom with over-bath shower and glass screen. Further benefits include double glazing and electric heating throughout.

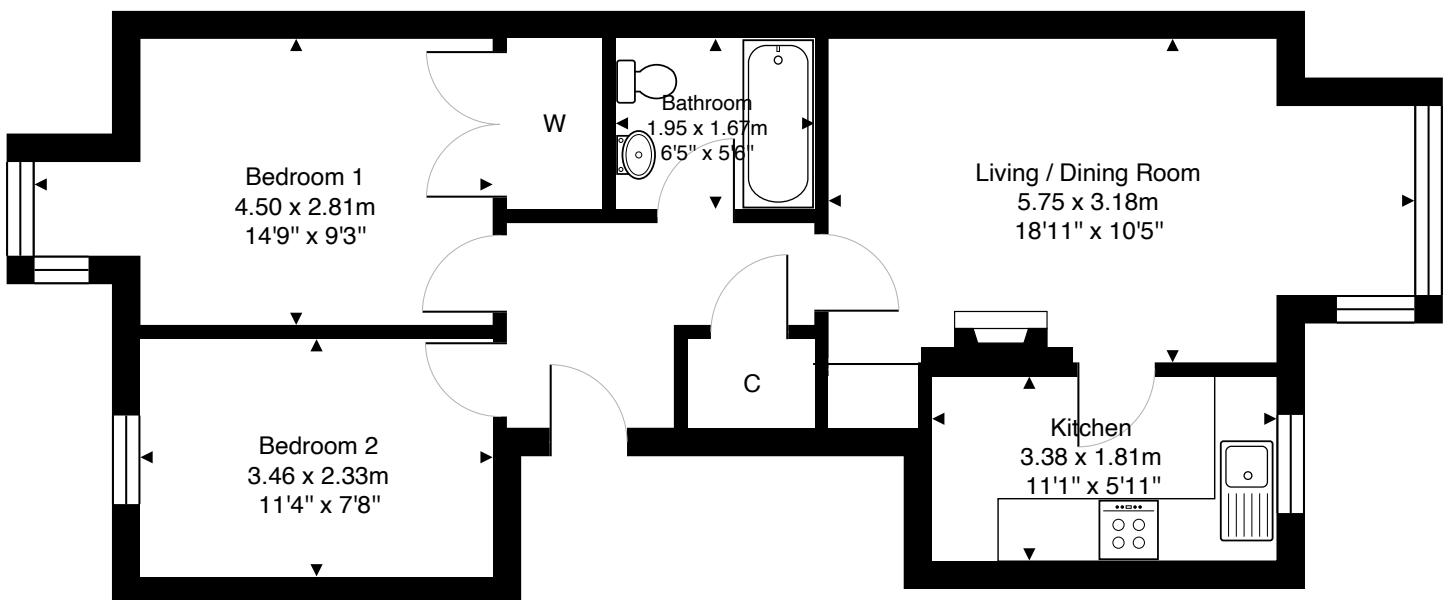




## Bedroom 2







Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup>

EPC Rating: C

**Floor Plan**



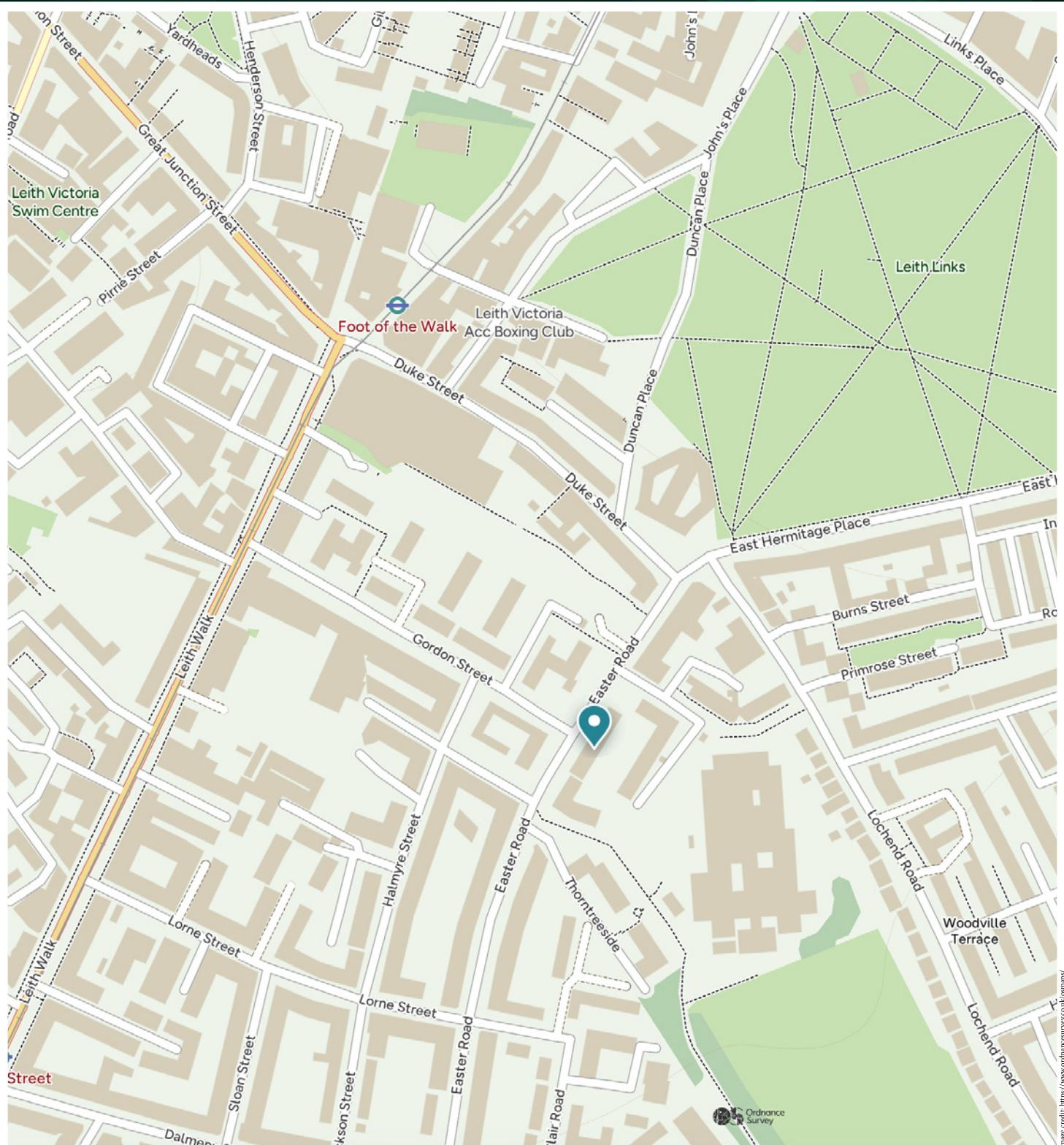


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions 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



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