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Solicitors & Estate Agents

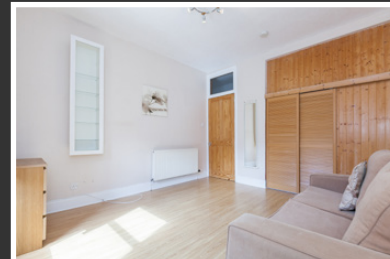
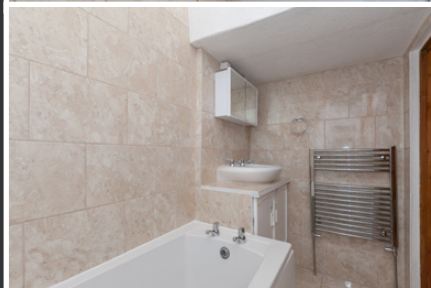
0131 524 9797 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

**36 Bothwell Street**

LEITH, EDINBURGH, EH7 5PU

# 36 Bothwell Street, Leith

Highly desirable two bedroom main door flat, located within the popular Leith area of Edinburgh.



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. 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. 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.

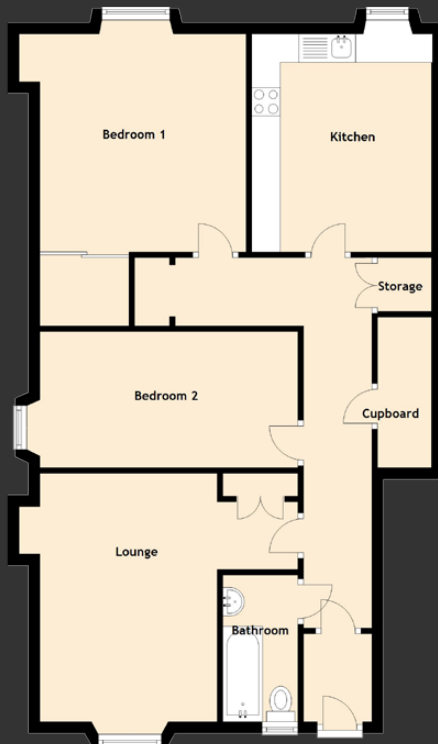
McEwan Fraser Legal are delighted to present to the market this well maintained and presented main door flat situated in the Leith area of Edinburgh.

There is a communal space to the front of the property that is laid to slabs, making for a suitable drying area. This space also features a bench.

There is also a communal drying which is located to the front of the property.

Internally the accommodation is in good decorative order and briefly comprises of a spacious lounge with window to the front, a fully fitted kitchen with wall and base units, two double bedrooms providing more than adequate space for furniture arrangements and a three-piece bathroom with shower over bath.

A full gas central heating system has been installed with UPVC double glazed windows which should help ensure a warm yet cost effective living environment. More than adequate parking can be found on Bothwell Street for both residents and visitors.



# Property Specifications

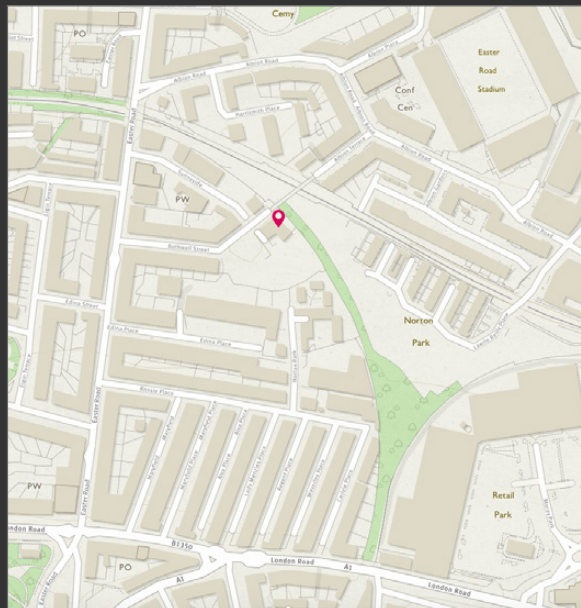


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

## Approximate Dimensions (Taken from the widest point)

Lounge	4.54m (14'11") x 4.37m (14'4")
Kitchen	3.84m (12'7") x 3.16m (10'4")
Bedroom 1	3.84m (12'7") x 3.63m (11'11")
Bedroom 2	4.54m (14'11") x 2.40m (7'10")
Bathroom	2.58m (8'6") x 1.32m (4'4")

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale):

All fitted carpets, floor coverings, light fittings.  
Other items may also be available through  
separate negotiation.

Buyers Premium: £3325.00

  
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Part  
Exchange  
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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