



McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

72a/3 Madeira Street

LEITH // EDINBURGH // EH6 4AU

72A/3 MADEIRA STREET *LEITH // EDINBURGH // EH6 4AU*

BEAUTIFUL ONE BEDROOM APARTMENT // IDEAL FOR ANY CITY PROFESSIONAL, FIRST TIME BUYER OR BUY-TO-LET INVESTOR

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 well connected to the city centre. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries and choice of dentists.

The Shore, the 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. The area offers a blend of historic buildings and modern developments, famous for its fine restaurants, cafes and bars including the vast majority of the city's Michelin-starred restaurants. From here, it is a simple matter of a 25 minute 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 very swift access to the west. Seafield Road leads out to the East. In both these directions, there are ultimately links with the city by-pass. Leith also has its own primary and secondary schools, the Academy being a community high school with access to adults during the day and evenings.

Occupying a preferred lower ground floor position within this traditional tenement building in a highly sought after pocket of Leith, is this beautiful one bedroom flat with direct access to the rear garden - presented to the market in walk-in-condition.

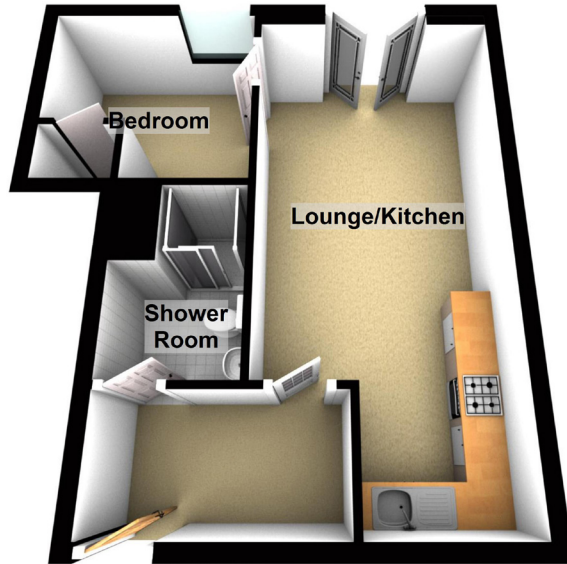
Internally the accommodation is in good decorative order and would make a beautiful home for any first time buyer, alternatively it would be a sound investment for a buy-to-let purchase. The accommodation briefly comprises of; entrance hall, shower room, open plan kitchen living room and one good sized bedroom.

The property benefits from gas central heating to ensure a warm yet cost affective living environment all year round.



SPECIFICATIONS

FLOOR PLAN / PROPERTY LOCATION



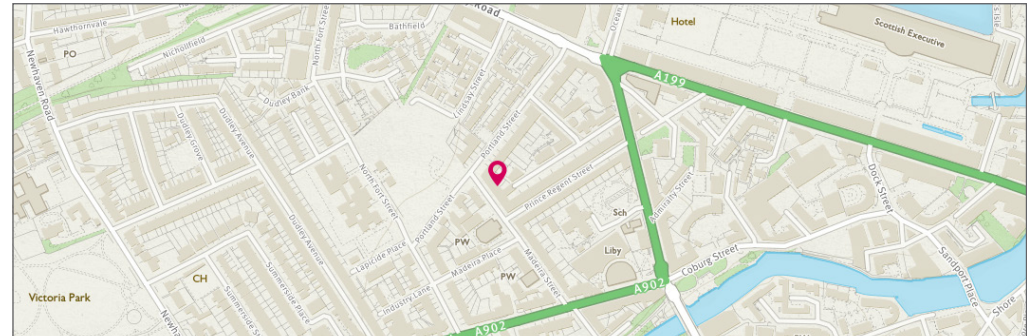
APPROXIMATE DIMENSIONS (Taken from the widest point)

Lounge/Kitchen	6.09m (19'9") x 3.09m (10'3")
Bedroom	2.74m (9') x 2.56m (8'5")
Shower Room	2.41m (7'11") x 1.62m (5'4")

GROSS INTERNAL FLOOR AREA (m²) - 35 m²

EXTRAS (Included in the sale)

All fitted carpets and floor coverings, fridge freezer, washing machine, curtains and blinds and all light fittings. Other items may be available by separate negotiations.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

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.



Text and description
JOSH STEEPLES
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

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