




McEwan Fraser Legal
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24/7 Prince Regent Street

LEITH, EDINBURGH, EH6 4AS

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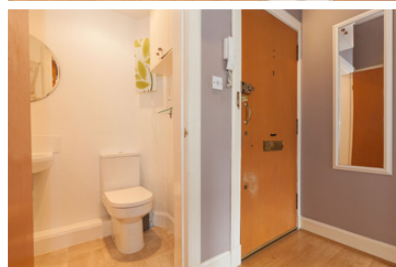
Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a Post Office. A few minutes walk takes you to Ocean Terminal where further 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. From here, it is a simple matter of a twenty-five 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.





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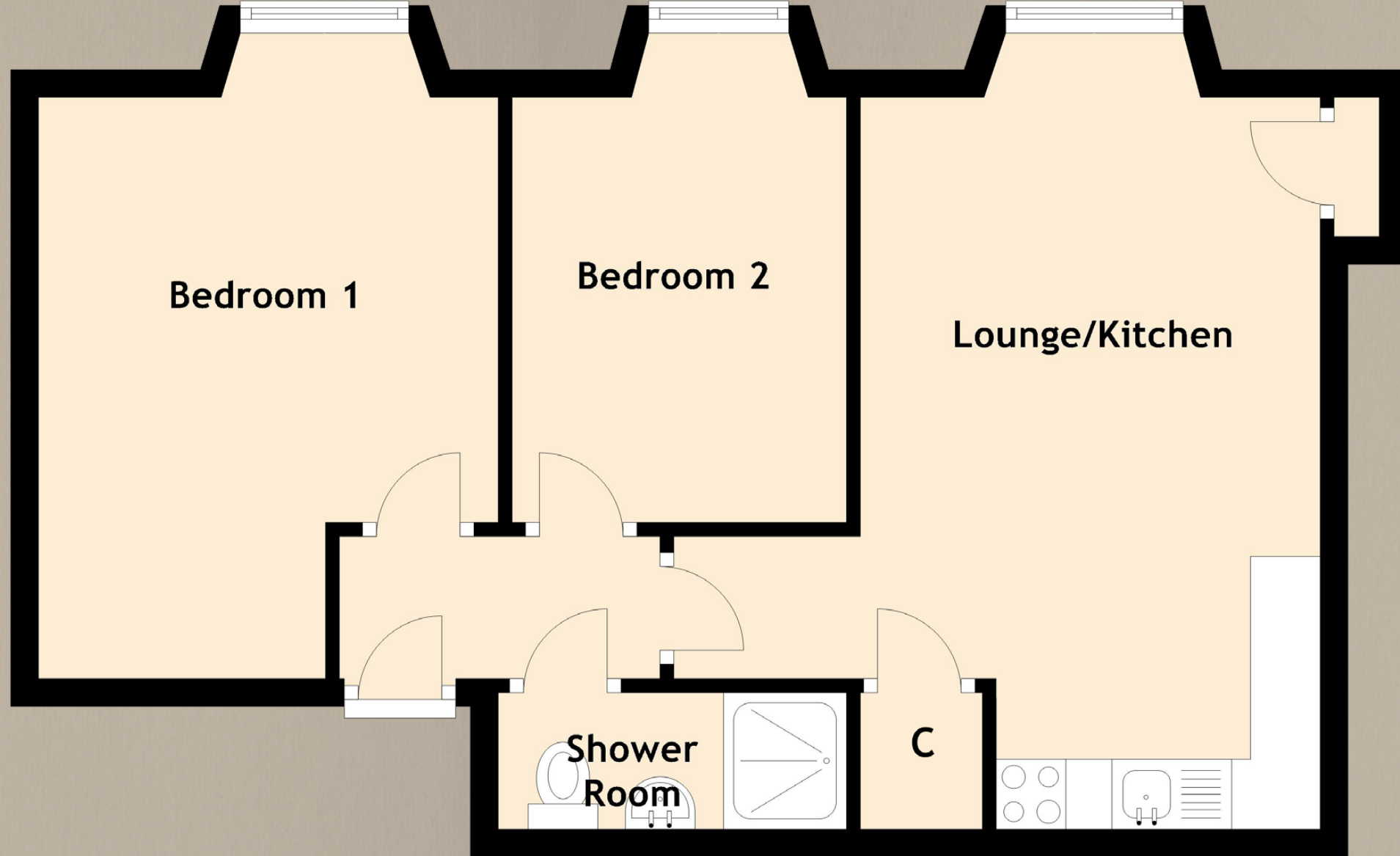
Internally this property is in great decorative order.

The property consists of an entrance hallway with secure entry phone access. There are two good sized double bedrooms both with ample space for free-standing furniture.

The shower room has recently been refurbished and features an electric shower and a new toilet and sink unit.

The open plan kitchen/living room offers space for flexible living. There is ample space for a dining table should the new owner wish to install one. This room also benefits from a gas heater.

All white goods are included in the sale.



PROPERTY SPECIFICATIONS

Approximate Dimensions

(Taken from the widest point)

Lounge/Kitchen	5.27m (17'4") x 4.64m (15'3")
Bedroom 1	4.17m (13'8") x 3.30m (10'10")
Bedroom 2	3.05m (10') x 2.40m (7'10")
Shower Room	2.40m (7'10") x 0.98m (3'3")

Gross internal floor area (m²)

45m²

EPC Rating

D

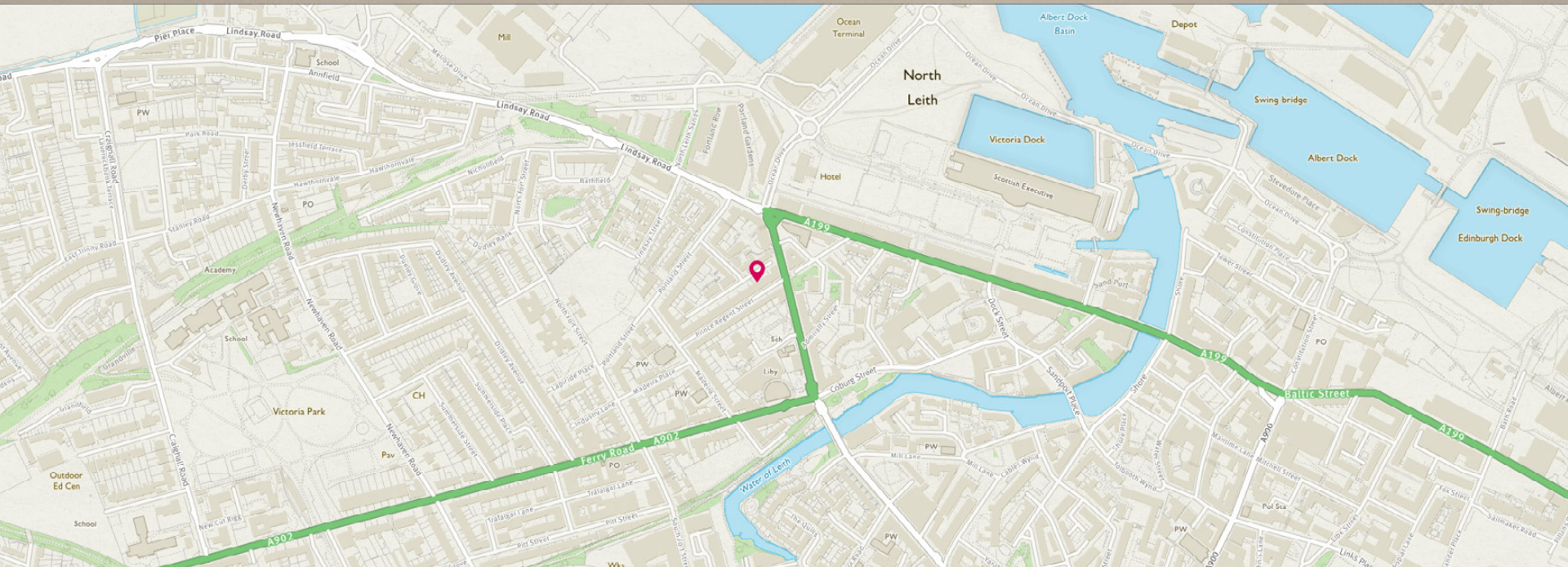


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