




McEwan Fraser Legal
Solicitors & Estate Agents
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99 Iona Street

EDINBURGH, EH6 8RP



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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 Leith walk itself, where plenty of shops, restaurants and a Vue cinema complex can be found in the Omni Centre.

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 by-pass.

McEwan Fraser Legal are delighted to bring to the market this delightful one bedroom main door garden floor flat in the sought after area of Leith. The accommodation is in excellent order briefly comprising an entrance vestibule, a freshly done hallway with WC, utility and pantry cupboard. A bright, and comfortable open lounge/kitchen provides original flooring, ample wall and base units an integrated gas hob, electric oven, extractor hood and breakfast bar.

The spacious double bedroom at the rear is peaceful and boasts original floors, a fresh white suite shower room and a storage cupboard. The property further benefits from sash & case windows and a gas central heating system. Externally, there is a communal drying area to the rear and a private easy to maintain garden and on-street parking to the front.





Approximate Dimensions (Taken from the widest point)

Living Room/ Kitchen	5.84m (19'2") x 3.71m (12'2")
Utility	1.77m (5'10") x 0.83m (2'9")
Bedroom	3.65m (12') x 2.00m (6'7")
WC	1.02m (3'4") x 0.93m (3'1")
Shower Room	1.55m (5'1") x 0.77m (2'6")

Gross internal floor area (m²) - 46 EPC Rating - C

Extras (Included in the sale): All fixtures, fittings, floor coverings, appliances and white goods
Please note: a fully furnished sale may be available through separate negotiation.



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Part
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