

# 26/11 Prince Regent Street

EDINBURGH, EH6 4AS



*Beautifully presented two-bed flat in vibrant  
Leith – stylish interiors, sun-filled kitchen  
diner & prime location*



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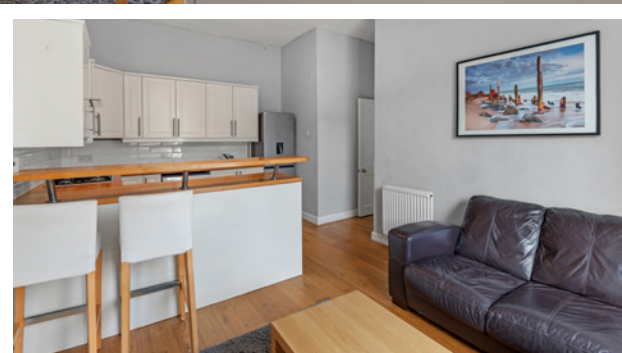


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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom third-floor flat, situated in the vibrant and ever-popular area of Leith. This stylish home perfectly blends modern living with traditional charm, making it ideal for first-time buyers, professionals, or investors looking for a prime Edinburgh location.

# LIVING ROOM/KITCHEN



Upon entering, you are welcomed by a bright and spacious hallway, leading to the generously sized lounge, which offers a warm and inviting atmosphere, perfect for relaxation. One of the standout features of the property is the kitchen diner, beautifully flooded with natural light. This space combines sleek cabinetry, quality appliances, and ample room for dining, creating a fantastic area for both everyday living and entertaining.

# THE BEDROOMS



The property boasts two well-proportioned double bedrooms, each tastefully decorated and providing comfortable living space. The contemporary bathroom is finished to a high standard, featuring modern fixtures and fittings.



# THE SHOWER ROOM



# EXTERNALS

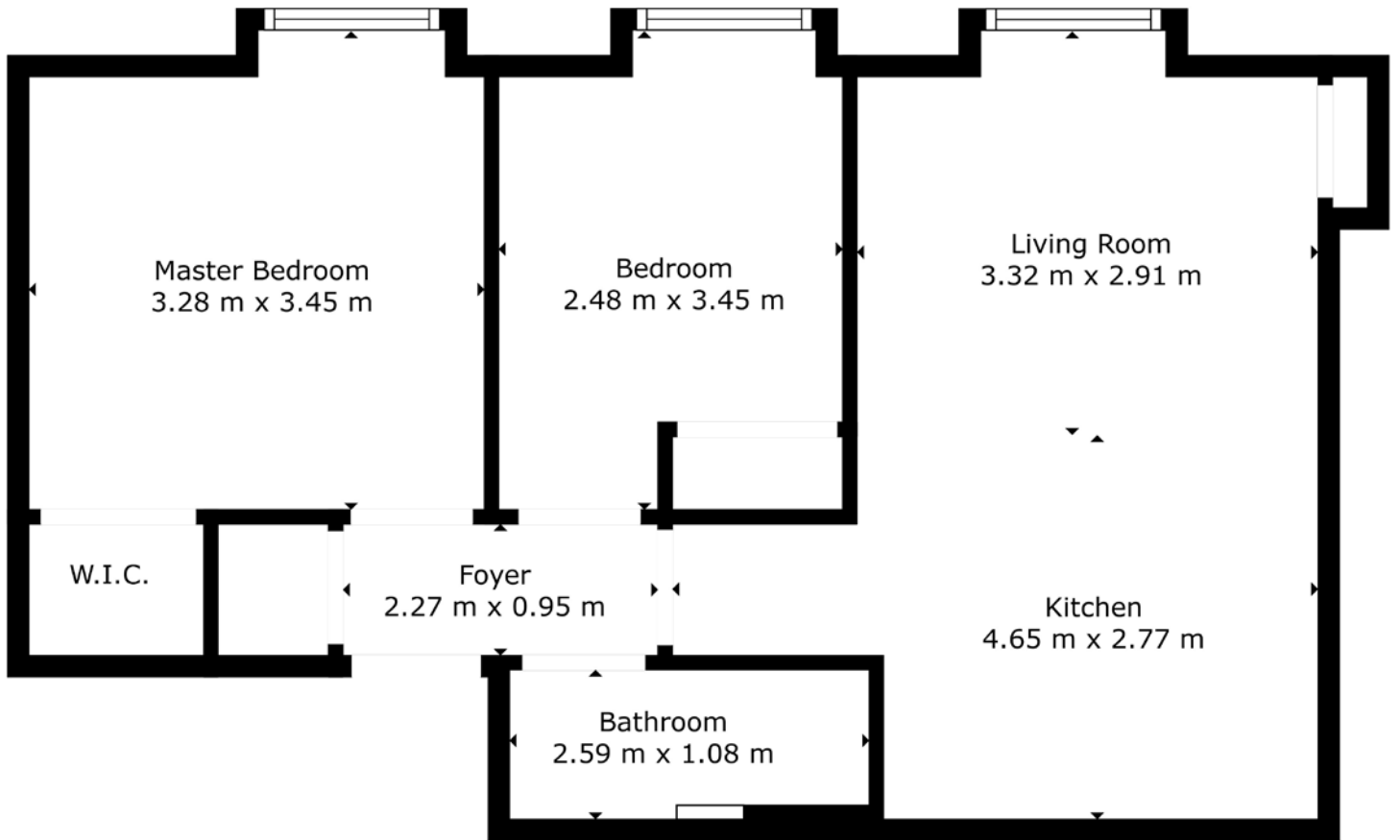


Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. The flat also enjoys secure entry and well-maintained communal areas.

Located in the heart of Leith, the property is just a short walk from a fantastic array of cafés, bars, restaurants, and local shops, as well as excellent transport links to Edinburgh city centre and beyond.

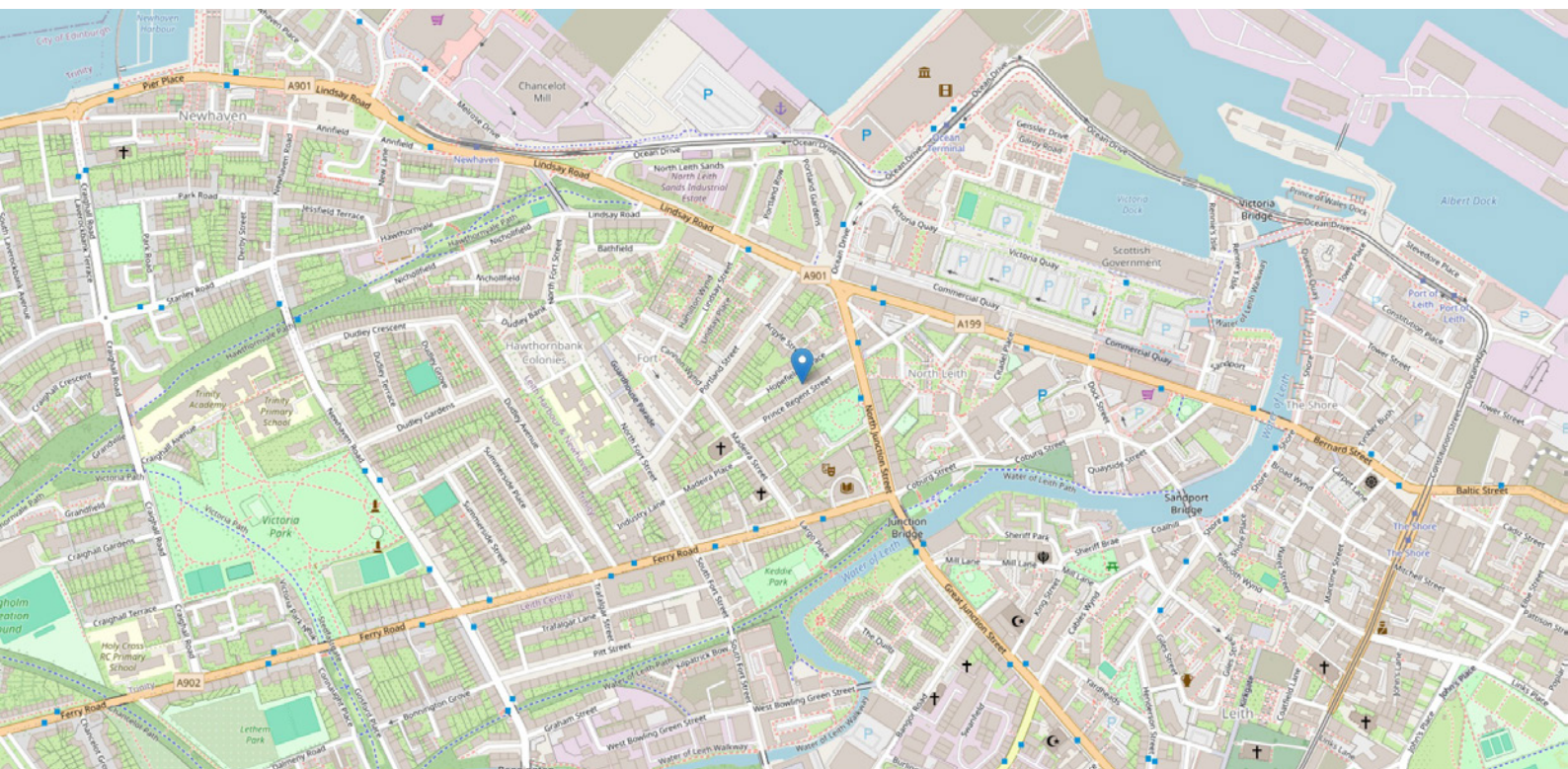
This beautifully presented flat offers stylish city living in a highly desirable location—early viewing is highly recommended!

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 46m<sup>2</sup> | EPC Rating: D



# THE LOCATION

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 a cinema can be found. 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 bypass.



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