

# Pf2, 22 Edina Place

EDINBURGH, EH7 5RR



*SPACIOUS 1-BED GROUND FLOOR FLAT  
IDEAL FIRST HOME OR INVESTMENT*



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McEwan Fraser Legal is delighted to present this well-presented one-bedroom ground floor flat, ideally suited to first-time buyers or investors seeking a property in good order, ready to move into. Set within a popular residential location, this attractive flat offers generous proportions and a practical layout.

The accommodation comprises a bright and spacious living room, with a charming hatch through to the separate kitchen, creating a sociable feel while maintaining distinct cooking and living areas. The kitchen itself is well-appointed with a range of fitted units and space for appliances.







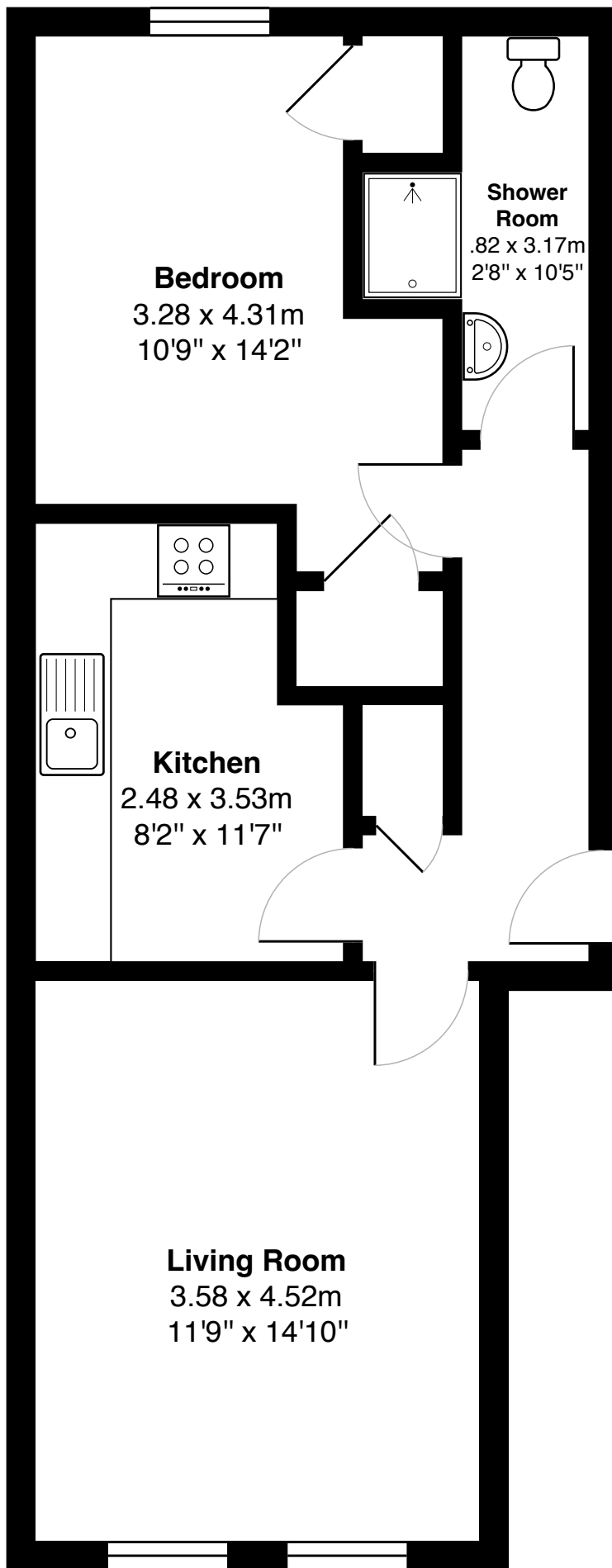


The generous double bedroom provides excellent space for furniture and storage, making it a comfortable retreat. A well-sized bathroom completes the accommodation, fitted with a white suite.









Gross internal floor area (m<sup>2</sup>): 47m<sup>2</sup>

EPC Rating: C





Further benefits include gas central heating, double glazing, communal garden, and resident parking nearby. Early viewing is highly recommended to appreciate the value and potential of this fantastic starter home or investment opportunity.







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Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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