

181 GF2 Easter Road

LEITH, EDINBURGH, EH6 8LF



*STYLISH SHOP CONVERSION FLAT IN
THE HEART OF EASTER ROAD*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Situated on vibrant Easter Road, this two-bedroom ground-floor flat is a stylish shop conversion that offers modern living in a highly sought-after location.

Step through the front door into a welcoming entrance hallway that leads directly to the open-plan kitchen and living area. The contemporary kitchen is well-appointed with an electric hob, integrated oven, and fridge/freezer, complemented by ample worktop and storage space. The living area is bright and spacious, benefiting from natural light streaming in through the east-facing windows.







The property boasts two well-proportioned double bedrooms. The principal bedroom, located at the rear, features integrated wardrobe space and a sleek three-piece en-suite. The second bedroom, positioned at the front, is equally generous in size.







Bedroom 2

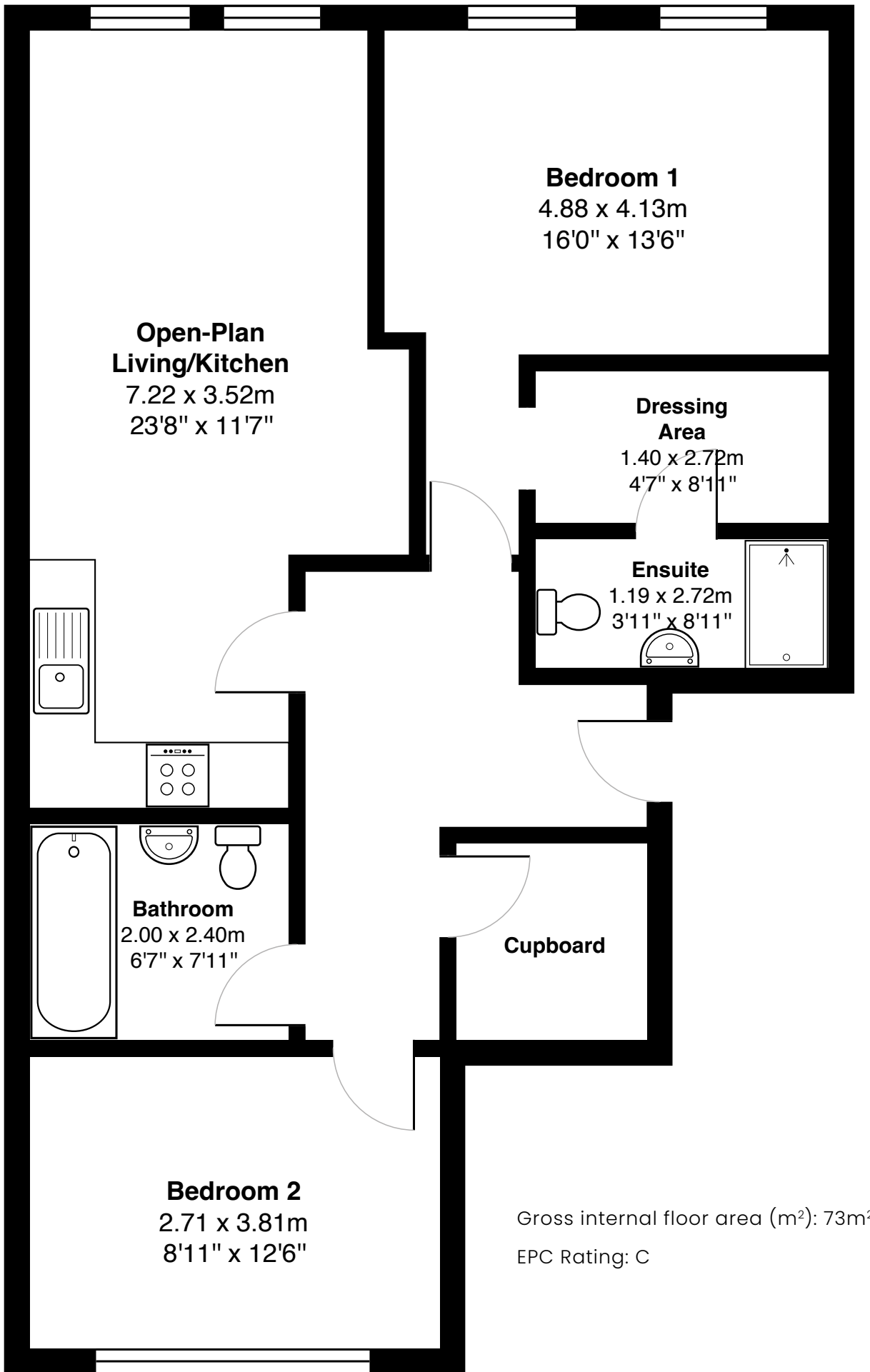




A modern three-piece bathroom is conveniently located off the hallway.









Externally, the property benefits from access to a communal rear garden, offering a peaceful outdoor retreat. This stylish and well-located flat is an ideal purchase for first-time buyers, professionals, or investors alike.



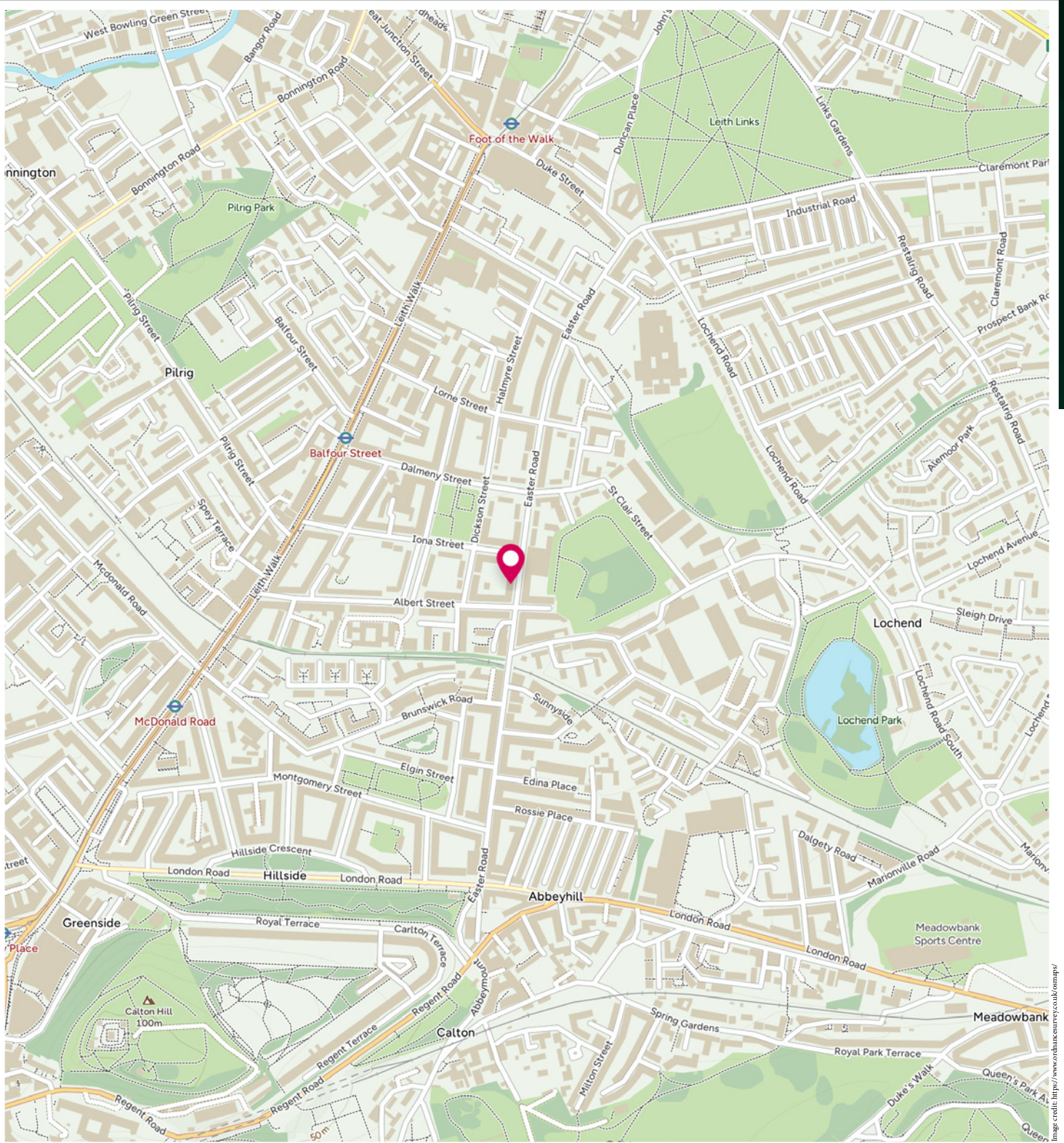


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions 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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
ANDREW DARCY
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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