

14/1 Halmyre Street

LEITH, EDINBURGH, EH6 8PZ



IMMACULATE 2-BED GROUND-FLOOR
FLAT IN VIBRANT LEITH



0131 524 9797



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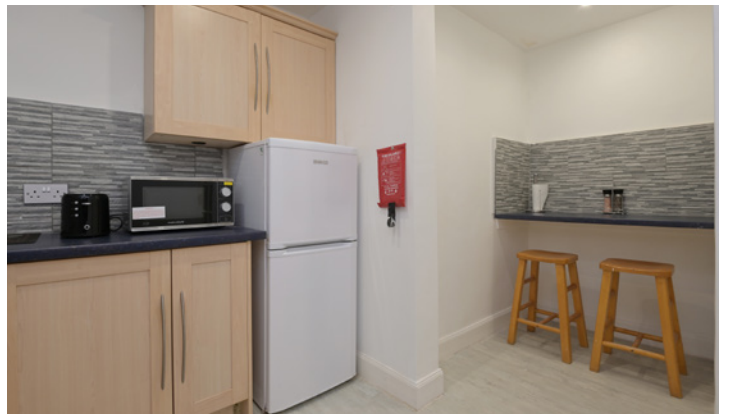
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McEwan Fraser Legal is delighted to present this immaculate two-bedroom ground-floor flat in the vibrant and highly sought-after area of Leith. Offering stylish interiors and move-in-ready condition, this fantastic home is ideal for first-time buyers, professionals, or investors looking for a prime Edinburgh location.

The property boasts a bright and spacious lounge, perfect for relaxing or entertaining, while the modern fitted kitchen features high-quality appliances and ample storage. There are two well-proportioned double bedrooms, both offering generous space and built-in storage. A sleek, contemporary bathroom with a high-spec finish completes this stunning home.

The Property





Bedroom 1



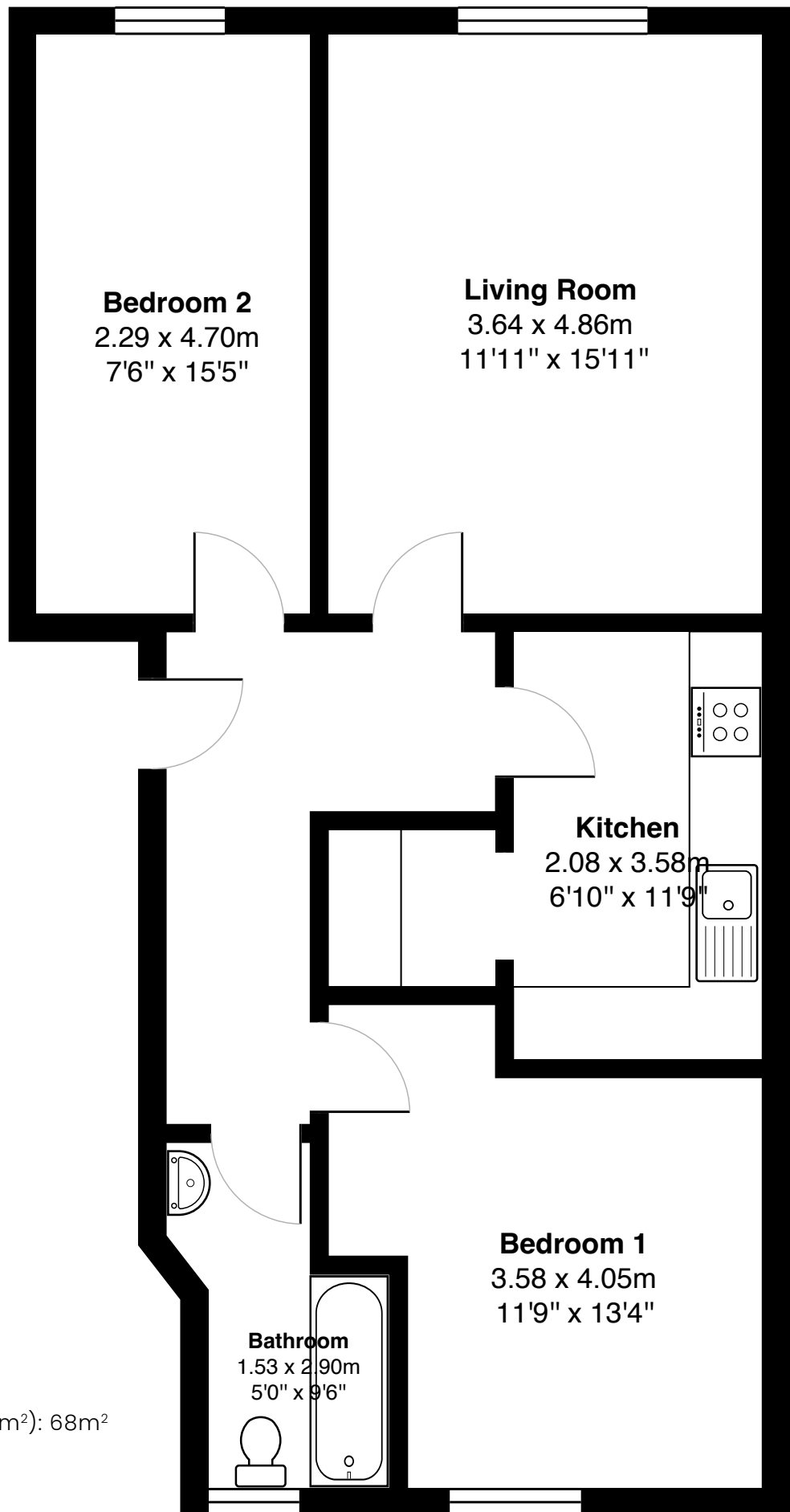


Bedroom 2









Gross internal floor area (m²): 68m²

EPC Rating: D

Additional benefits include gas central heating, double glazing, secure entry, and well-maintained communal grounds. Situated in the heart of Leith, the flat is within walking distance of excellent cafés, bars, restaurants, and shopping options, as well as fantastic transport links to Edinburgh city centre.

Early viewing is highly recommended to appreciate the superb condition and prime location of this exceptional property!



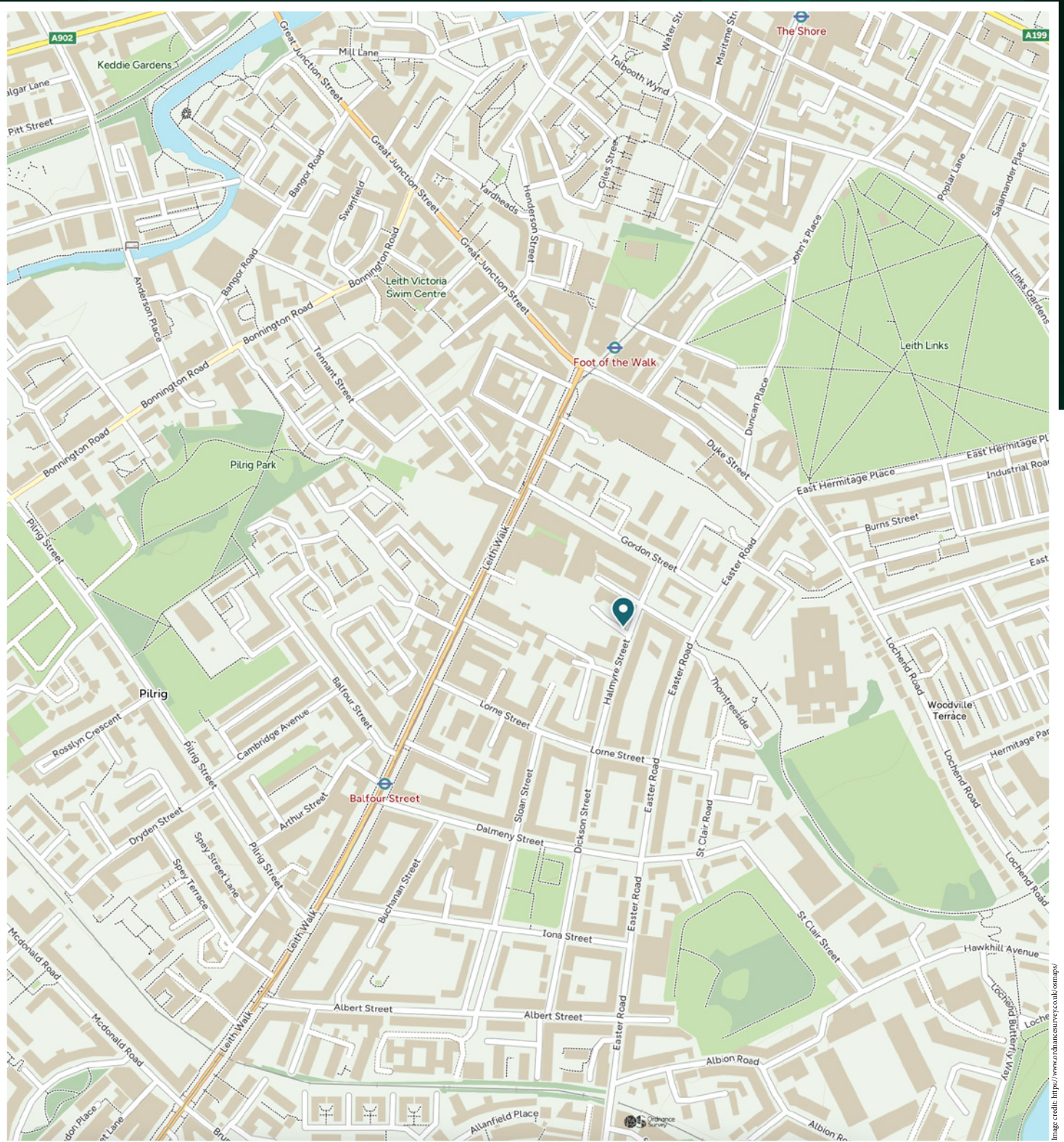


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions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



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAMIE MCINTOSH
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Layout graphics and design
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