



MACWOOD



32/2 BUCHANAN STREET,
EDINBURGH, EH6 8RE



WHAT YOU NEED TO KNOW



The property features a sizable communal garden

Charming one-bedroom flat forming part of a traditional stone-built tenement within easy reach of an excellent range of local amenities on Leith walk and the city centre.

The building is entered via a secure door entry system into a well-kept stairwell with the property positioned on the ground floor.

Inside the apartment, the accommodation comprises a welcoming hallway with a spacious storage cupboard, a lovely open-plan lounge kitchen that has space for a dining table, the modern kitchen has fitted base and wall units and there is also a large storage cupboard adjacent to the kitchen area which houses the standing fridge/freezer. The hob, oven, extractor hood, and fridge freezer are all included in the sale price.

The generously sized double bedroom has a window to the front of the property with ample space for a free-standing double wardrobe, double bed, and additional bedroom furniture. To complete the accommodation there is a modern bathroom with a three-piece white suite with a shower over the bath and a window.

The property further benefits from gas central heating and double-glazed windows throughout, ensuring a warm yet cost-effective living environment.



OUR EXPERT SAYS...

This flat is in a superb location with only a short walk to the city centre boasting an abundance of shopping and entertainment options.

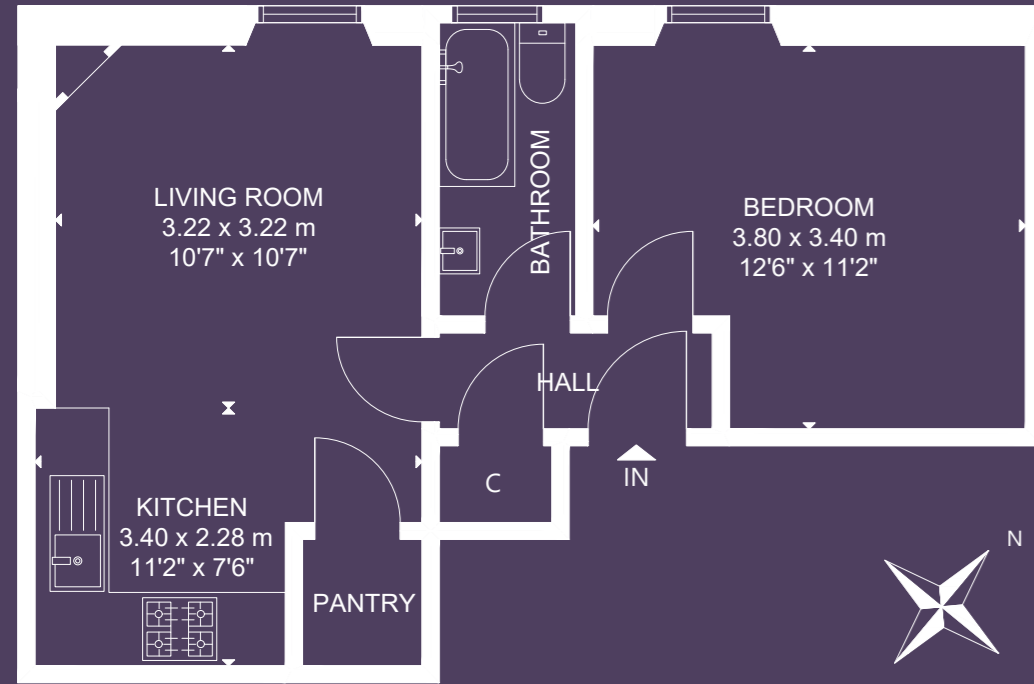
**- Cherlyn Simpson,
Sales Negotiator**



366 FT²

FURNITURE AS SEEN IN THE PHOTOGRAPHS & WITHIN THE PROPERTY IS NOT INCLUDED IN THE SALE PRICE.

FLOORPLAN



GROUND FLOOR

Externally, the development benefits from a well-maintained communal garden at the rear, and unrestricted free on-street parking.

The property has recently been fitted with new carpets throughout and fresh decor in neutral tones throughout making it a walk-in condition.

Early viewing is highly recommended as the property may be of particular interest to first-time buyers or property investors.

LOCATION

Buchanan Street runs parallel to Leith Walk which has an excellent range of shops, restaurants, and entertainment options.

Leith offers some of the best restaurants, cafés, and bars within Edinburgh, many of which are to be found in the cosmopolitan Shore area including the Ocean Terminal Complex which has a multi-screen cinema.

The city centre is only a short walk away also boasting an abundance of shopping and entertainment options including the new St James quarter and the Omni Centre.

There are a variety of leisure pursuits nearby including health clubs, yoga studios, and the excellent Out of the Blue Drill Hall community arts hub on Dalmeny Street. Green spaces can be found within walking distance at Leith Links, Pilgrim Park, and Calton Hill.

The property is also well placed to benefit from excellent public transport links including the new tramline soon to operate on Leith Walk.





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**TO REGISTER YOUR
INTEREST, CONTACT:**

4 Redheughs Rigg
Edinburgh
EH12 9DQ

 cherlyn@macwoodproperties.com

 07522 572 262

