



Flat 20, 2 Western Harbour Terrace,  
The Shore, EH6 6JQ

**Deans**   
Solicitors & Estate Agents LLP



## FOURTH FLOOR FLAT

- Two Double Bedrooms
- Sitting Room/Dining Room
- Kitchen
- En-Suite Shower Room
- Shower Room
- Balcony
- Allocated Basement Parking
- Double Glazing and Central Gas Heating
- EPC Rating – B



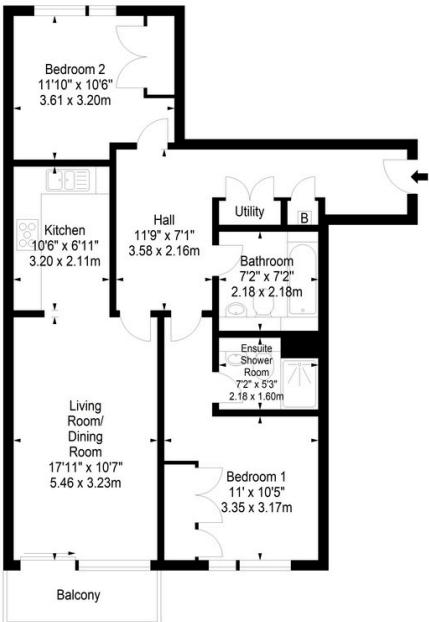
Forming part of an established modern development and commanding fantastic views over the City Skyline and Firth of Forth, this light and airy fourth floor flat located within the fashionable area of The Shore. There are great transport links across the city, a variety of bars and restaurants with Ocean Terminal a short distance away. In move-in condition, the property would make an ideal first purchase and comprises; secure entry phone system with lift and stair access to all floors, welcoming hallway, bright and spacious sitting room/dining room with private balcony and open plan to the modern fitted kitchen, two comfortable double bedrooms, one with en-suite shower room and a separate contemporary shower room (upgraded December 2024). The property benefits from double glazing, gas central heating, free on-street parking and an allocated underground parking space. Included in the sale is the cooker, oven, hob and microwave. The appliances included are sold as seen with no warranty provided.



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Edinburgh, EH6 6JQ



Approx. Gross Internal Area  
813 Sq Ft - 75.53 Sq M  
For identification only. Not to scale.  
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Fourth Floor



**Disclaimer:** Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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