



80/6

Shore, Leith,
Edinburgh,
EH6 6RG

FOR SALE

Property Summary.

The subjects comprise a fourth floor modern apartment which forms part of a corner award winning development located in the heart of the vibrant Shore. This property has been tenanted and now offers any new owner the opportunity to incorporate their own personal design and specification.

Of particular note is the extremely picturesque and open outlook across the Shore taking in the water, bridges and many fine buildings. Internally, this is a bright, well proportioned home which has been let over the years. Whilst well maintained throughout, the property could now benefit from a degree of modernisation, presenting an outstanding opportunity for any purchaser to create a truly bespoke home, tailored to their own design and specification. This would give any purchaser the opportunity to incorporate their own personal design and specification.

A gas fired central heating boiler serves panelled radiators throughout, complemented by double glazing. This property has the added benefit of a lift, an entryphone security system and a private allocated car parking space (No 3).

We would highly recommend early viewing of this stunning apartment which needs to be viewed to be fully appreciated, offering a wonderful home within a remarkable location.

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A fabulous fourth floor apartment with lift and video entryphone located within the vibrant Shore district. This bright and spacious home commands a prime central location within the Waterfront with a superb open outlook.

Features.

-  Hall
-  Lounge/Dining Room with wood floor
-  Modern fitted kitchen
-  Two bedrooms
-  Bathroom

Extras.

All fitted carpets, light fittings, the kitchen appliances (which will be sold as seen) are to be included.



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Floor Plans.

For illustrative purposes | Not to scale

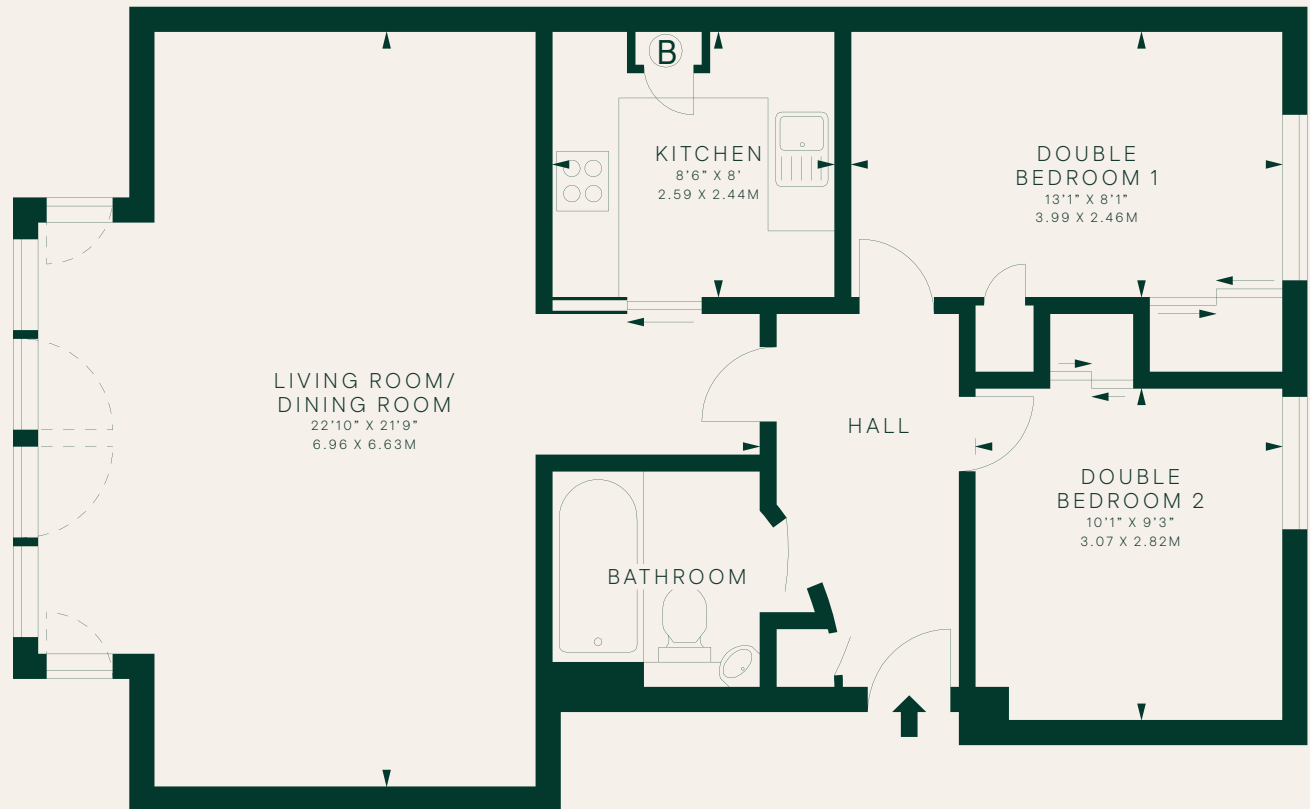
Approximate Gross internal Area: 760 ft² / 70.60 m²

COUNCIL TAX BAND | E

ENTRY | *Negotiable*

Factor.

Trinity Factors manage this development which includes the mutual buildings insurance. We understand that this flat's share is approximately £1700 per annum.



FOURTH FLOOR

Location.

This property is located on The Shore, which is a vibrant and fashionable district of the City, known for its superb choice of restaurants, bars and quaint coffee shops. A first class range of specialist shops are located on hand, with a larger choice available within the city centre, which is a short distance away by tram, bus or car. The area is host to a first class range of recreation facilities, including Ocean Terminal shopping Mall and the Royal Yacht Britannia. The tram network ensures swift access to other outlying districts of the city including Edinburgh Airport.

Contact

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

