

16/1 WATER STREET
THE SHORE, EDINBURGH, EH6 6SU

CURRAN & CO
PROPERTY



16/1 WATER STREET

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OFFERS OVER £175,000



'Forming part of an exclusive factored residential development, 16/1 Water Street is a bright and exceptionally spacious ground floor flat'

- Exclusive Factored Development
- Prime Location Nearby to The Shore
- Spacious Living / Dining Room
- Modern, Well-equipped Kitchen
- Double Bedroom with Storage
- Contemporary Shower Room
- Communal Garden & Allocated Parking Space
- Move-in Condition Throughout



Description

16/1 Water Street is a bright and exceptionally spacious one-bedroom ground floor flat, offering accommodation in true move-in condition throughout. Forming part of an exclusive factored residential development, the property benefits from a private parking space and is within short walking distance of The Shore and the local tram stop.

Entered through a well-maintained communal entrance foyer via a secure door entry system, the accommodation comprises: entrance hall with two storage cupboards; spacious living room with ample space for a dining area; modern, well-

equipped kitchen with fitted units and freestanding appliances including a fridge/freezer, cooker with hob, grill and extractor hood, dishwasher, and washing machine; double bedroom with generous fitted mirrored wardrobes; and a contemporary shower room featuring a large glass enclosure and stylish subway tiling. Further benefits include electric heating and double glazing throughout.

Externally, there is a shared rear garden laid to lawn with mature borders and a bin store. To the front of the building, a private residents' car park provides one allocated parking space conveniently located next to the main door.

Extras

Curtains and kitchen appliances are to be included in the sale.

EPC Rating

The energy efficiency rating of this property is band E.

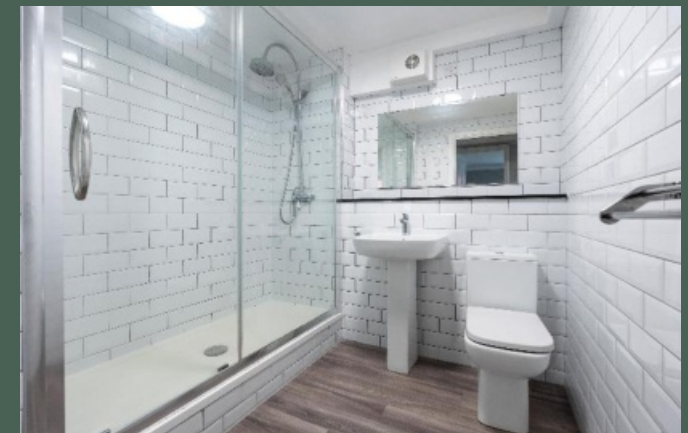
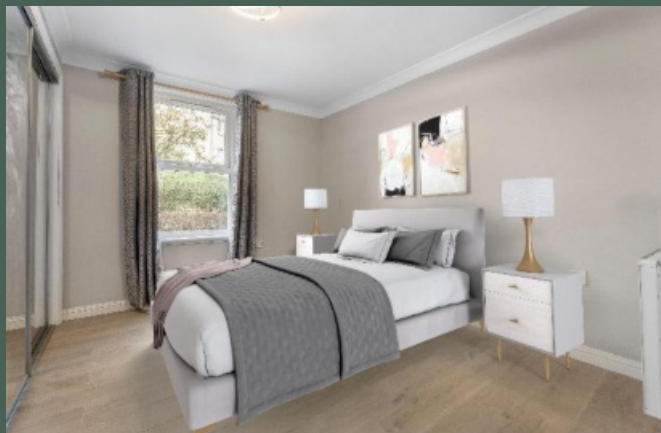
Council Tax

This property is subject to council tax band B.

Note

Some images used in the marketing of this property have been virtually staged. It should be noted that the property is empty.







CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



Ground Floor
Approximate Floor Area
433 sq. ft
(40.25 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.