



The Metro Building
6/9 Couper Street
Leith
Edinburgh
EH6 6HH



 **DOIG**
011 853 1011

COUPER
FIELD



A stunning open plan apartment with views over Edinburgh, in a small contemporary building set in the heart of the thriving Shore area of Leith. Built to a high specification the apartment would make a fantastic first-time purchase, investment or city base.

Internal Specification:

- Open plan living area with floor to ceiling glazing featuring a Juliet balcony
- Kitchen fixtures and appliances: - Stainless steel sink, drainer and mixer taps – electric hob - Combination electric oven / microwave - Integrated fridge with freezer compartment – Large storage cupboard- Washer / Dryer appliance within linen cupboard.
- Bedroom area with built-in wardrobes.
- Shower room fitted with enclosed cistern toilet, wall hung sink, shower enclosure with electric shower and underfloor heating.
- Triple-glazed tinted windows.
- Secure By Design entrance doors .
- High performance electric panel radiators, individually controlled and programmable.
- Quality floor coverings throughout

External:

- Lift access to all apartments.
- Communal staircase.
- Communal amenity deck garden area.
- Communal car park with access controlled gate.
- Door entry audio system for secure access.
- Secure communal cycle store.
- Communal refuse collection store.
- CCTV and Fire Alarm.
- Maintained lighting to all common areas, external walkways and car park.



Viewing by appointment on 0131 524 3800









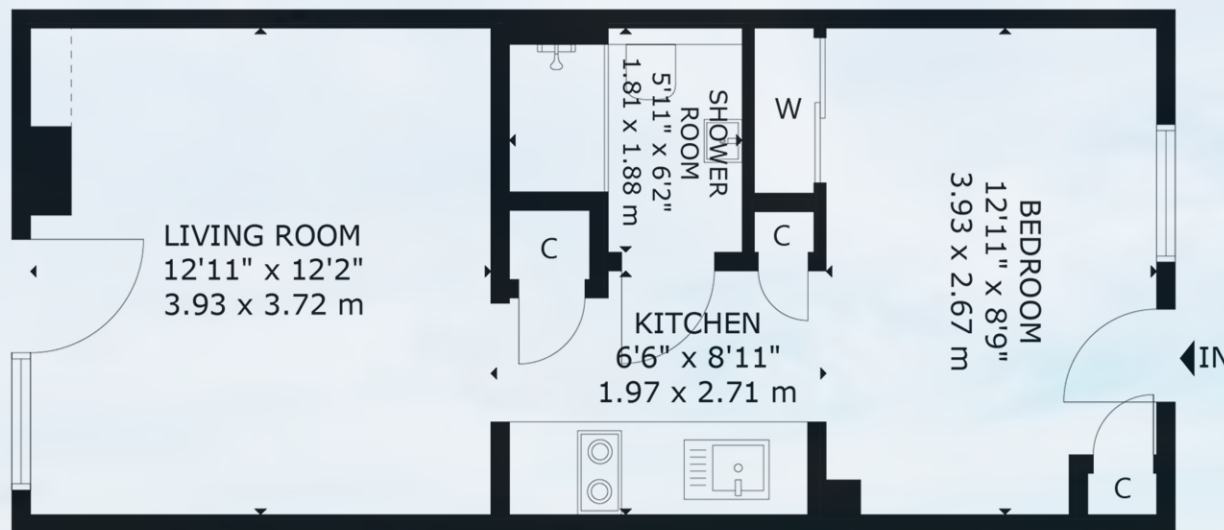


The Metro Building is located on Couper Street just off Coburg Street in the vibrant area of Leith, approximately 2.5 miles to the north of the City Centre. The Shore is on your doorstep offering some of the best café culture in the capital, with numerous renowned bars and restaurants available. Opposite Couper Street is pedestrian access to the Water of Leith which offers a scenic walkway along the river taking you into cosmopolitan Stockbridge and the Dean Village. For shopping, there is an Aldi only a few minutes' walk away and an interesting multinational range of shops can be found on Leith Walk. A quarter of a mile away is Ocean Terminal offering shops, restaurants, a cinema and 24-hour gym. There are good bus and tram links close by with links to the city center and airport.

Extras: All fitted flooring, window coverings and integrated appliances are included in the sale. Items of furniture may be available by separate negotiation.

- EPC Band- B
- Council Tax Band- C
- Factor- Trinity Factors





THIRD FLOOR

6/9 COUPER STREET, EDINBURGH, EH6 6HH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 382 SQ FT / 36 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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* Please contact us for a free consultation or valuation

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