

196/2
Lindsay Road
Edinburgh
EH6 6ND





This two-bedroom first-floor apartment has a highly sought-after position in the capital, forming part of the Britannia Quay development in The Shore. Located beside Ocean Terminal shopping centre, it is within easy reach of excellent amenities, as well as award winning restaurants and superb transport links, including the tramline to the city centre and airport.

The property is in excellent decorative order, and is finished to high standards throughout, incorporating modern décor and quality finishes.

The accommodation comprises:

- Entrance hall with secure entry phone system and storage cupboards
- Open plan living, dining & kitchen with balcony access
- Spacious Master bedroom with ensuite bathroom and built in wardrobes
- Second double bedroom with built in wardrobes
- Shower room

Externally:

There are landscaped communal grounds located to the rear of the building with seating areas, bin store on site and an allocated parking space which is prewired for a car charging point within the secure underground car park which also contains secure bicycle storage.



Viewing by appointment on 0131 524 3800









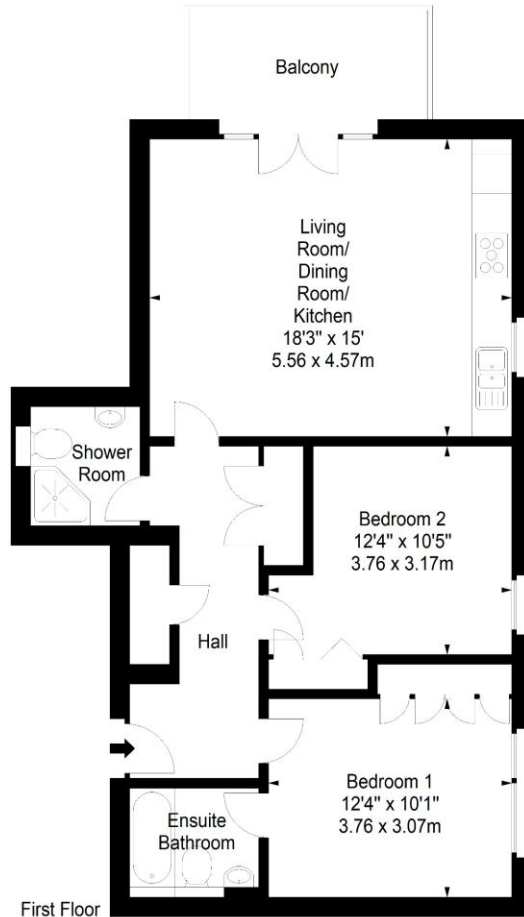




Lindsay Road, EH6 6ND



Approx. Gross Internal Area
754 Sq Ft - 70.05 Sq M
For identification only. Not to scale.
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Situated on Edinburgh's vibrant and thriving Shore, the property enjoys access to a wonderful array of amenities along with close proximity to the city centre. Enjoy superb dining at the Shore which boasts Michelin-starred restaurants including Martin Wishart's and The Kitchen alongside other renowned eateries and historic pubs such as The Kings Wark and The Ship on The Shore. Leith Walk is a cosmopolitan and bustling thoroughfare where you can discover a variety of takeaways, pubs, restaurants and cafès or visit Ocean Terminal with its high street eateries such as Pizza Express alongside its multi-plex Vue Cinema.

Scenic green spaces including Pilrig Park, Victoria Park and Leith Links are within easy reach and include recreational sports pitches, tennis courts, pétanque, play areas, and picturesque walkways. David Lloyd Health Club at Newhaven with its indoor and outdoor swimming pools, tennis courts, state-of-the-art gym, and fitness classes is under a ten-minute drive and Craighentinny Golf Course is not much further. Daily shopping is well-catered for with a large Tesco at the foot of Leith Walk, an Aldi on Commercial Street, and a variety of convenience stores.. A short walk to the tram ink at Ocean Terminal as well as the excellent bus service, travel to and from the city centre and beyond is regular and swift.

EPC Band- C

Council Tax Band- E

Factor- Hacking & Paterson- £440 per quarter.