









Attractive ground floor flat forming part of a former converted warehouse and located in the heart of the fashionable Shore area of Edinburgh. The Shore lies to the east of the City Centre Leith continues to develop and improve in character and appeal and this property offers an excellent opportunity to live in the heart of this thriving community.

The area boasts many popular wine bars and restaurants together with good local amenities and shopping facilities. The property is also situated close to both the Scottish Government offices and the Ocean Terminal complex, currently undergoing a renovation but still incorporates a newly opened state of the art bingo hall, cinema, restaurants and retail shopping.

Regular bus services provide good access to the City Centre and beyond and the city bypass can be easily reached, by car, providing good access to all the major road networks.

Entrance to the flat is through a well-maintained common passage and stair. Internally the property is in excellent decorative order and benefits from electric heating, double glazing and good storage facilities.

PROPERTY DETAILS

- Entrance Hall providing access to all cars. Entryphone handset. Utility cupboard with shelving and plumbing for washing machine, the washing machine is included in the sale.
- Bright and spacious Lounge with windows to front and side. Space for dining table and chairs.
- Stylish and modern fitted Kitchen with matching wall and base units. Integrated electric hob, oven and chimney style hood. Integrated dishwasher and fridge. Ample worksurfaces with stainless-steel sink with drainer. Window to front.

- Double bedroom with window to front. Built-in wardrobes providing ample hanging space and shelving.
- Second Bedroom with window to side.
- Stylish Bathroom with white three-piece suite comprising bath with mixer shower above, wash hand basin with vanity unit below and WC. Shower curtain and pole. Display recess with glass shelf and lighting.















Ground Floor



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or ornission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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