










Offers Over  
**£160,000**

## 1/32 Chapel Lane

The Shore | Edinburgh | EH6 6ST

A superb opportunity has arisen to acquire this impressive third floor one bedroom flat forming part of a converted warehouse situated within the heart of the desirable Shore district of Leith. Positioned close to an array of fantastic amenities and commuting links, including a tram stop, this property will undoubtedly appeal to first-time buyers, professionals and investors. Early viewing suggested.

-  1 bed
-  1 public
-  1 bathroom
-  Residents parking
-  Passenger lift
-  EPC Band - C
-  Council Tax Band - B



## Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance hallway with storage, bright and spacious lounge/diner with ample space for both lounge and dining furniture, fully-fitted kitchen with a range of freestanding white goods and tiling in splash areas while being styled with lightly coloured wooden units and a dark worktop, well-proportioned double bedroom with room for freestanding furniture as well as integrated wardrobes and a large walk-in storage cupboard, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include a passenger lift, secure door entry system, an electric heating system and single glazing throughout.

Factor fees are payable to James Gibb at £140 per month.



## Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

For the car owner, there is secure residents parking available as well on-street parking nearby to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





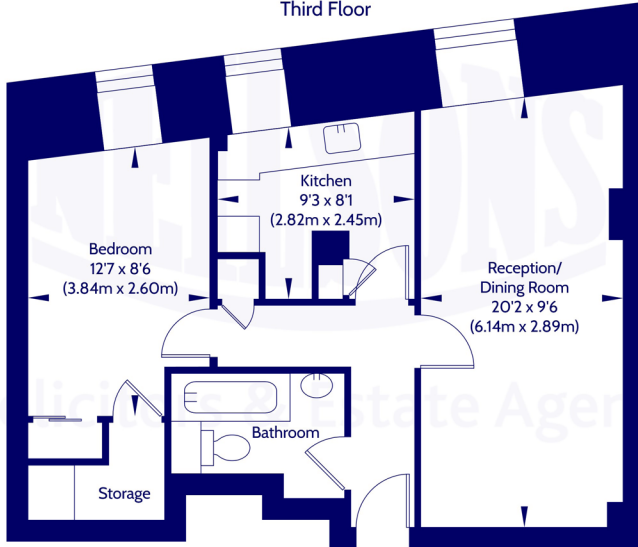
## Location

The property is situated within the cosmopolitan Shore area of Edinburgh which offers a superb array of bars and world class restaurants as well as the Ocean Terminal shopping centre which houses a number of high street stores, a multi-screen cinema and a large Pure Gym. There are excellent public transport links to the City Centre and surrounding areas and many of the Capital's renowned restaurants, bars, art galleries and attractions are close at hand. There are a fantastic range of leisure opportunities in the surrounding area including Leith Links, The Water of Leith Walkway, Holyrood Park, Arthur Seat and Craigenlinny golf course. There is a regular bus service to the City Centre and surrounding areas, and the city-Bypass is easily accessible with links to Scotland's main motorway network. There is also a tram stop within close proximity to the property.



Approx. Gross Internal Floor Area 49.34 Sq M / 531 Sq Ft.

### Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

