











Offers Over  
**£275,000**

## 6/7 Tower Place

The Shore | Edinburgh | EH6 7BZ

This stunning third-floor flat is part of a modern, exclusive development, offering a blend of contemporary living and convenience. The property benefits from secure allocated parking and is maintained by a reputable factor, ensuring the communal areas are kept in pristine condition. The flat is ideally situated near the newly extended tram line, providing easy access to the city and a wide array of local amenities.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Underground Car Park
-  Lift
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

Upon entering the flat, you are greeted by a welcoming hallway with ample storage space. The spacious reception room features stylish laminate flooring and a designated dining area, creating a perfect space for both relaxation and entertaining. This room opens onto a private balcony, offering picturesque views over the dock and extending all the way to the iconic Edinburgh Castle. The kitchen is thoughtfully designed with classic style fitted wall and base units, complemented by tasteful tiling in the splash areas. It comes fully equipped with integrated appliances, making it a practical and elegant space for cooking. The principal bedroom is a generously sized double room, complete with mirror-fronted built-in wardrobes that provide excellent storage. It also boasts a fully tiled en-suite shower room, adding a touch of luxury to the accommodation. The second bedroom is also a well-proportioned double, featuring mirror-fronted built-in wardrobes and offering comfort and convenience for guests or family members. The main bathroom is fully tiled and features a crisp white three-piece suite, including a bath with a thermostatic shower overhead, ensuring a relaxing bathing experience.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens and Parking

Additional benefits of this property include secure entry and well-maintained communal gardens, offering a peaceful retreat within the city. Factored by Trinity, approximate charges are £1162 per annum & £232 for buildings insurance, the development promises a high standard of living in a sought-after location. Furthermore the development also has access to a secure underground car park for residents.

## Viewing

Please contact Neilsons on 0131 625 2222.





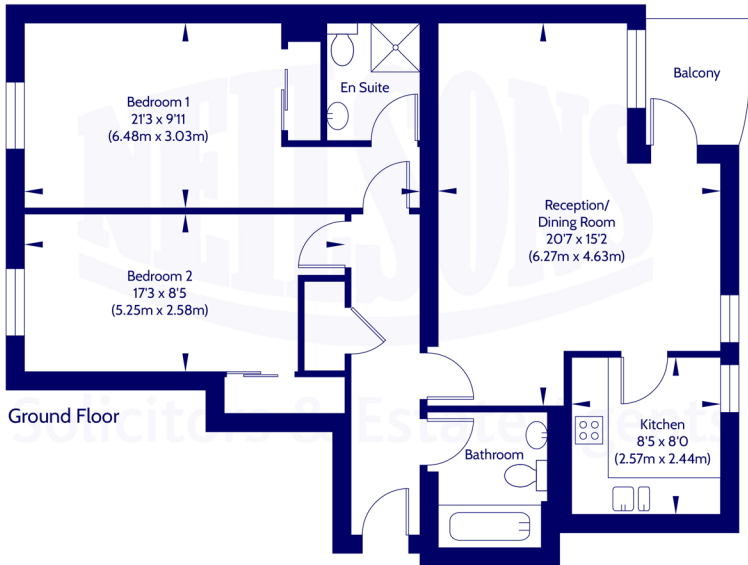
## Location

The property is located in the cosmopolitan Shore area of Leith which offers a superb array of bars and restaurants as well as the Ocean Terminal Shopping Centre which houses a multi-screen cinema and a large Pure Gym. 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 the marvellous Leith Links, Holyrood Park, Arthurs Seat and Craightinny Golf Course. There is a regular bus/tram service to the City Centre and surrounding areas and the city-Bypass is easily accessible with links to Scotland's main motorway network.





Approx. Gross Internal Floor Area 78.3 Sq M / 843 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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