










Offers Over
£185,000

1/25 Chapel Lane

The Shore | Edinburgh | EH6 6ST

This immaculate, generously proportioned second floor flat with secure parking and further parking permit, is pleasantly situated within a converted warehouse, in the popular Shore district close to a host of excellent local amenities and commuting links including the nearby tram stop. In true move-in condition the property would undoubtedly appeal to the first time buyer or young professionals and internal viewing is highly recommended to be fully appreciated.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Box bedroom
-  Secure parking/storage
-  EPC rating - C
-  Council tax band – C



Description

In brief the accommodation comprises; stair/lift access, welcoming entrance hallway with excellent built-in storage, spacious and bright twin-windowed lounge/dining, modern fitted kitchen, light and airy double bedroom, stylish bathroom with jacuzzi bath and shower over and a fantastic sized box bedroom/study. Further benefits include an electric heating system and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, integrated fridge/freezer and integrated dishwasher.

Parking & Factors

The property benefits from a secure underground parking space and useful storage area together with a further permit which is included as part of the sale. A factoring fee is made payable to James Gibb of approximately £140 per month for the upkeep of the communal areas and this also includes buildings insurance.

Viewing

By appointment through Neilson 0131 625 2222.





Location

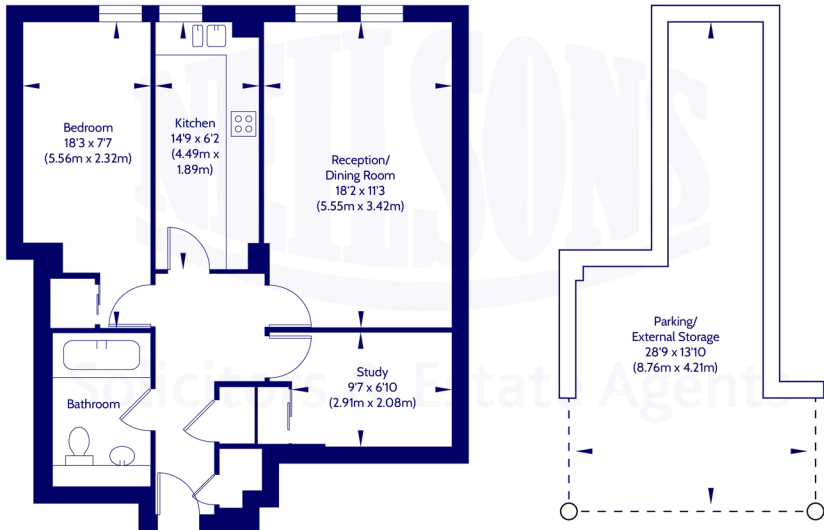
The property is situated within the cosmopolitan Shore area of Edinburgh which offers a superb array of bars and world class restaurants as well as the Ocean Terminal shopping centre which houses a number of high street stores, a multi-screen cinema and a large Pure Gym. There are excellent public transport 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 and 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 61.54 Sq M / 662 Sq Ft.

Second Floor



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.



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



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