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Offers Over  
**£250,000**

## 5/7 Tower Street

The Shore | Edinburgh | EH6 7BX

This bright and generously proportioned top floor flat is pleasantly set within an established modern development in the ever-popular Shore district close to excellent local amenities and transport links, including the tram stop which is only a short walk away. Presented to the market in move-in condition, the property would undoubtedly appeal to the young professionals and internal viewing is highly recommended to be fully appreciated.

-  2 bedrooms
-  2 public rooms
-  2 bathrooms
-  Allocated parking space
-  EPC rating - C
-  Council tax band - D



## Description

In brief the accommodation comprises; welcoming entrance hallway with good built-in storage, fantastic sized lounge with lovely window seat providing an open outlook, stylish fitted kitchen with ample space for dining table/chairs, light and airy principal bedroom with fitted mirrored wardrobes and en-suite shower room, second well proportioned double bedroom with fitted mirrored wardrobes and modern bathroom with white three-piece suite and shower over bath. Further benefits include loft, gas central heating and double glazing.



## Extras

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

## Parking & Factors

The property benefits from well-maintained communal garden grounds, providing a serene and picturesque environment for all residents to enjoy.. There is an allocated parking space together with a visitors permit. A factoring fee is made payable to Trinity Factors for the upkeep of the communal areas of approximately £100 per month. This includes common buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).







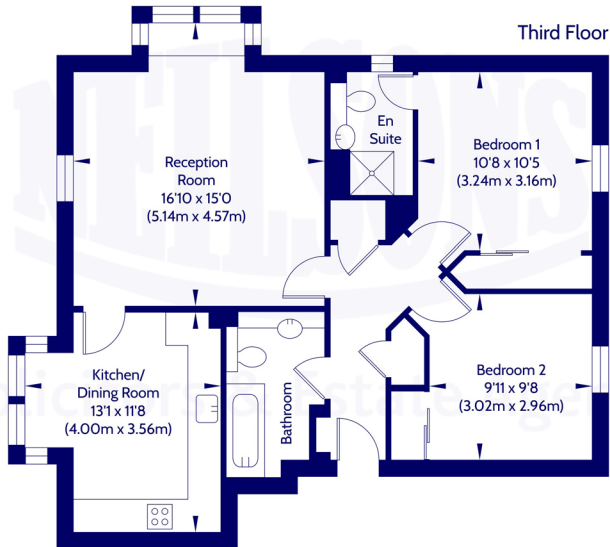
## Location

The vibrant and cosmopolitan Shore area of Edinburgh is a much sought-after and established neighbourhood, steeped in history but offering all modern conveniences including excellent transport links. The area is famous for its superb array of bars and world class restaurants which are all within convenient walking distance of this property. A wealth of local shops & services are close at hand, as well as the Ocean Terminal shopping centre which houses a number of high street stores, a multiscreen cinema and a large Pure Gym. There are a fantastic range of leisure opportunities in the surrounding area including Leith Links and The Water of Leith Walkway, which also connects swiftly to the cycle-path network providing convenient access throughout the city. Excellent local bus and recently completed tram services provide easy access to the city centre, airport, and surrounding areas.





Approx. Gross Internal Floor Area 73.36 Sq M / 790 Sq Ft.



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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