



Solicitors & Estate Agents










Offers Over
£240,000

42/5 Water Street

The Shore | Edinburgh | EH6 6SU

Situated in the sought-after area of Edinburgh's vibrant Shore, this modern second floor apartment offers stylish living in a prime location. The accommodation is perfectly complemented by its enviable setting just moments from an array of renowned restaurants, lively bars, and scenic green spaces. With excellent bus and tram connections providing swift access to Edinburgh City Centre, this property presents a fantastic opportunity for a wide range of buyers, whether you're a first-time purchaser, downsizer, or investor.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Residents parking
-  Private front and rear gardens
-  EPC rating – B
-  Council tax band- E



Description

This beautifully presented property offers a thoughtfully designed layout, beginning with a welcoming hallway that includes practical storage space, ideal for coats, shoes, or everyday essentials. The open-plan living area is both bright and airy, featuring a tranquil balcony perfect for relaxing or enjoying a morning coffee. The spacious reception area flows effortlessly into the dining space, creating the ideal setting for entertaining guests or enjoying family meals. The modern fitted kitchen is both stylish and functional, boasting an abundance of wall and base units for storage, elegant wooden worktops, and tasteful tiling in the splash zones for easy maintenance.

The principal bedroom is warm and inviting, finished with soft carpeting and offering generous built-in wardrobes for convenient storage. It also benefits from a sleek en-suite shower room, providing added privacy and comfort. The second double bedroom is slightly larger and also includes built-in wardrobes, making it ideal as a guest room, home office, or for a growing family. The main shower room continues, features a modern two-piece white suite, a spacious walk-in shower, and a heated chrome towel rail.



Extras

All fitted floor coverings and blinds are included in the sale, along with the built-in hob and oven, plus the integrated fridge-freezer and washing machine. The dining/pool table and adjustable stools may be purchased separately by negotiation.

Parking and Factor

Ample residents parking is available, and the development is maintained by a factoring company. This is presently with RMG and is approx.£105 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

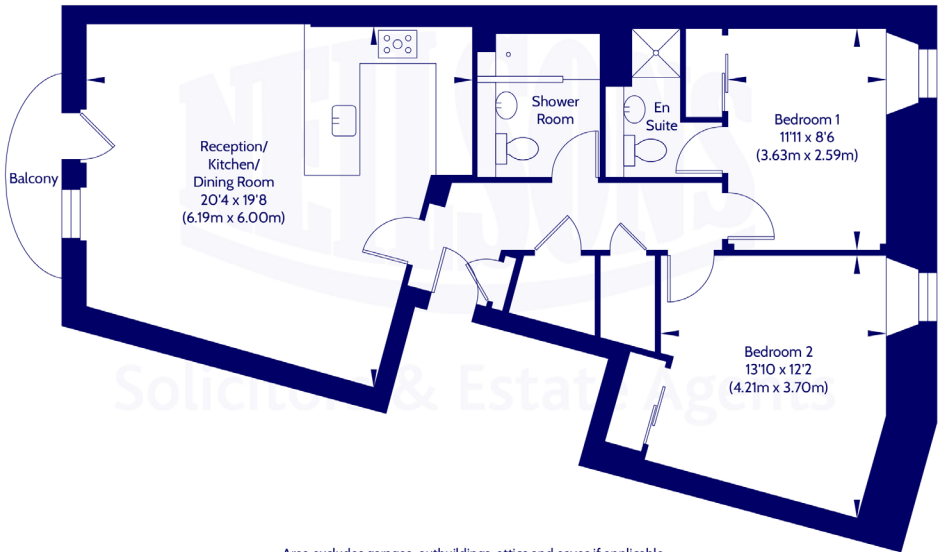
The Shore is one of Edinburgh's most desirable districts, perfectly combining historic charm with a cosmopolitan lifestyle. Once the bustling heart of the city's maritime trade, the area has been transformed into a vibrant waterfront community, renowned for its unique character, excellent amenities, and strong sense of place. Set along the Water of Leith, The Shore boasts an unrivalled mix of award-winning restaurants, stylish cafés, and trendy bars, making it a culinary hotspot that appeals to both locals and visitors. Independent boutiques, galleries, and everyday conveniences sit side by side, while nearby supermarkets and transport links ensure practicality for day-to-day living. The area also offers easy access to the city centre thanks to excellent bus services and the newly extended tram line, providing quick and direct connections across Edinburgh and to the airport. Green space is never far away, with Leith Links offering a wide open parkland just a short stroll from the waterfront – perfect for recreation, relaxation, and family activities. With its rich heritage, thriving social scene, and waterside charm, The Shore is a truly dynamic place to live





Approx. Gross Internal Floor Area 78 Sq M / 841 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 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
- Executries

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

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

