

40a Constitution Street

The Shore, EH6 6RS



2 bed



1 bath



1 public

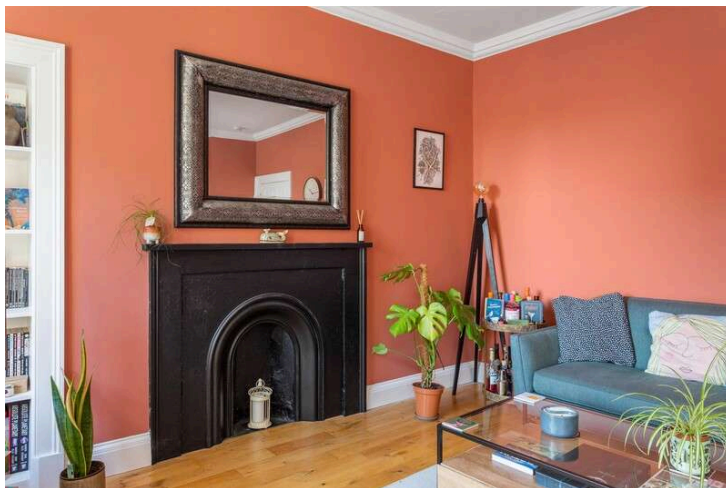


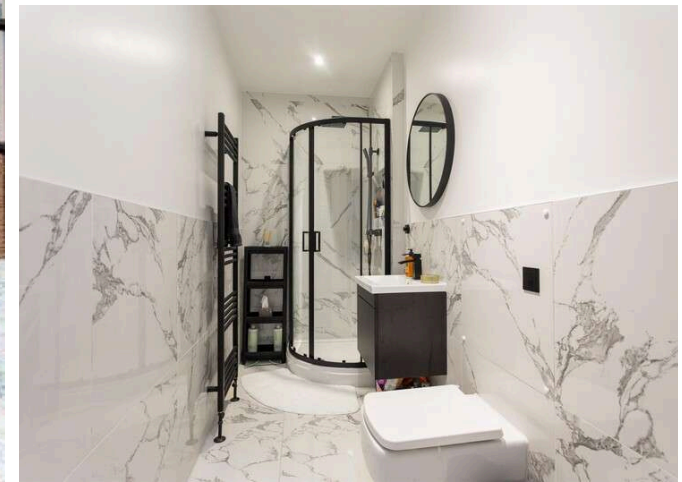
Key Features

- Spacious living room
- Modern fitted kitchen
- 2 double bedrooms
- Fully modernised shower and WC
- Courtyard
- Gas central heating
- Window renovated 2019 & 2023

EPC: C

Council Tax: Band: C





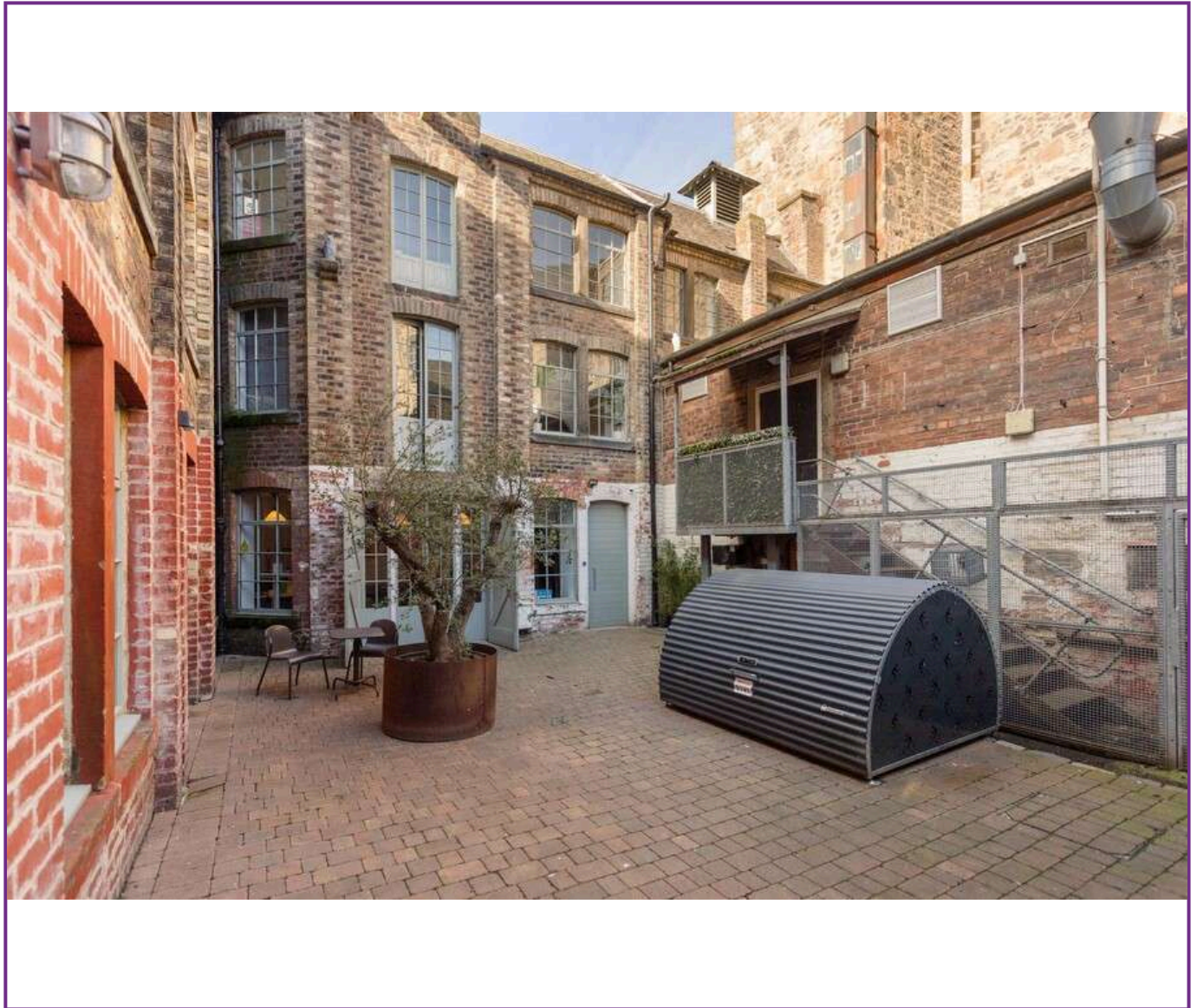
Location

Nestled between The Shore and Leith Links makes this one of the best locations in which to reside. Its proximity to green spaces and outdoor recreational opportunities at Leith Links offering expansive fields, playgrounds, and sports facilities, providing a place for relaxation and leisure activities. The nearby Water of Leith Walkway allows residents to enjoy scenic walks and cycling routes along the river.

The property now benefits from having the Edinburgh tram literally on its doorstep providing quick and easy access to the wider city



Viewing
Tel: 0131 253 2494



5 South Charlotte Street, Edinburgh, EH2 4AN T: 0131 564 1159 E: info@rd-legalservices.co.uk

espc ZOOPLA PrimeLocation.com



Disclaimer: These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to RD Legal.