



Stunning with fabulous views

Two-bedroom, first floor apartment



The property for sale is a stunning, two-bedroom, first floor apartment with extra-large balcony, centrally situated within the Shore area of Edinburgh, overlooking the Water of Leith. The accommodation is in excellent decorative order and has a fantastic oak effect floor in the open plan lounge/ dining/ kitchen, complementing the neutral décor. The property comprises: an entrance hallway which includes generous storage; a large, open plan lounge/kitchen diner with partially tiled kitchen area, benefitting from integrated gas hob, electric fan oven and fridge freezer, extractor hood, washer dryer, dishwasher and generously proportioned, fitted units. There is access through sliding patio doors, from the lounge to a spacious, south facing balcony, providing fabulous views across the Water of Leith and the Shore. The master bedroom benefits from twin built in wardrobes and en-suite shower room. There is a further double bedroom, with separate balcony access, and a three piece, partially tiled bathroom. This property also benefits from a secure video entry system, a lift, gas central heating, full double glazing, ample, controlled residents' parking, benefitting from two parking permits (one for the resident and another for visitors).

Key Features

Hall

Open plan lounge/dining/kitchen

Master bedroom with en-suite shower room

Second double bedroom

Family bathroom

Large balcony

Unallocated private parking (with two parking permits)

Bin/bike storage

Lift access

EWS1 - this property has an EWS1 certificate with a rating of A2

This development is factored by Myreside Management. The quarterly management fee is approx. £300 which covers cleaning and maintenance of common areas and lift, buildings insurance and contribution to a sinking fund



The Shore

Ideally placed in the Shore area with its Michelin Star restaurants, bistros, bars & cafes and a range of local shops, Ocean Terminal with its cinemas, restaurants & quality shops and cultural attractions such as Custom Lane and Leith Theatre. There is also a local Farmers Market, a Sainsbury Local and an Aldi nearby, an Asda along at Newhaven and a Tesco at the foot of Easter Road. The flat is well located for Leith Links, walks along the Water of Leith, New Kirkgate Shopping Centre and Leith Victoria Swim and Fitness Centre and both David Lloyd and Pure Gyms. Regular bus services travel to the City Centre and other parts of Edinburgh from the bus stop opposite on The Shore. The Shore Tram stop is 5 minutes away on foot, leading to the City Centre and Edinburgh Airport. The Leith to City Centre cycle and walking route is on the doorstep, with connections to the North Edinburgh Bike Network and beyond.



Extras

All fitted floor coverings, curtains, blinds, light fittings, washer dryer, dishwasher, gas hob, electric oven, fridge freezer and extractor hood. (no warranties given)

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

£325,000

EPC Rating

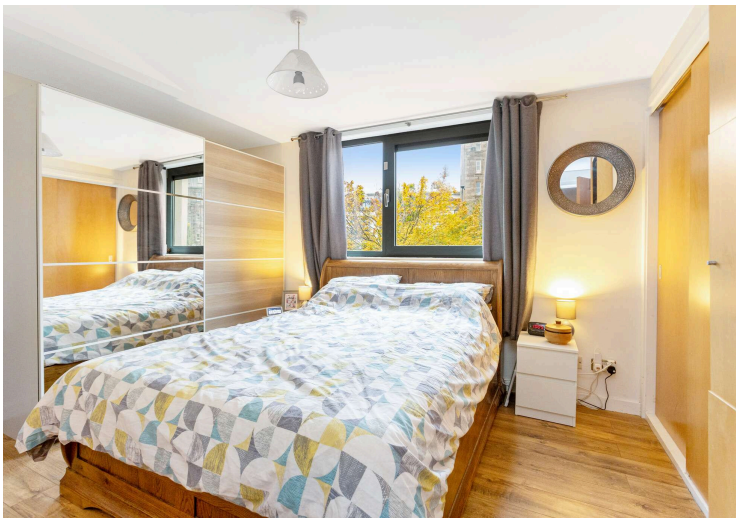
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Tenure

Freehold

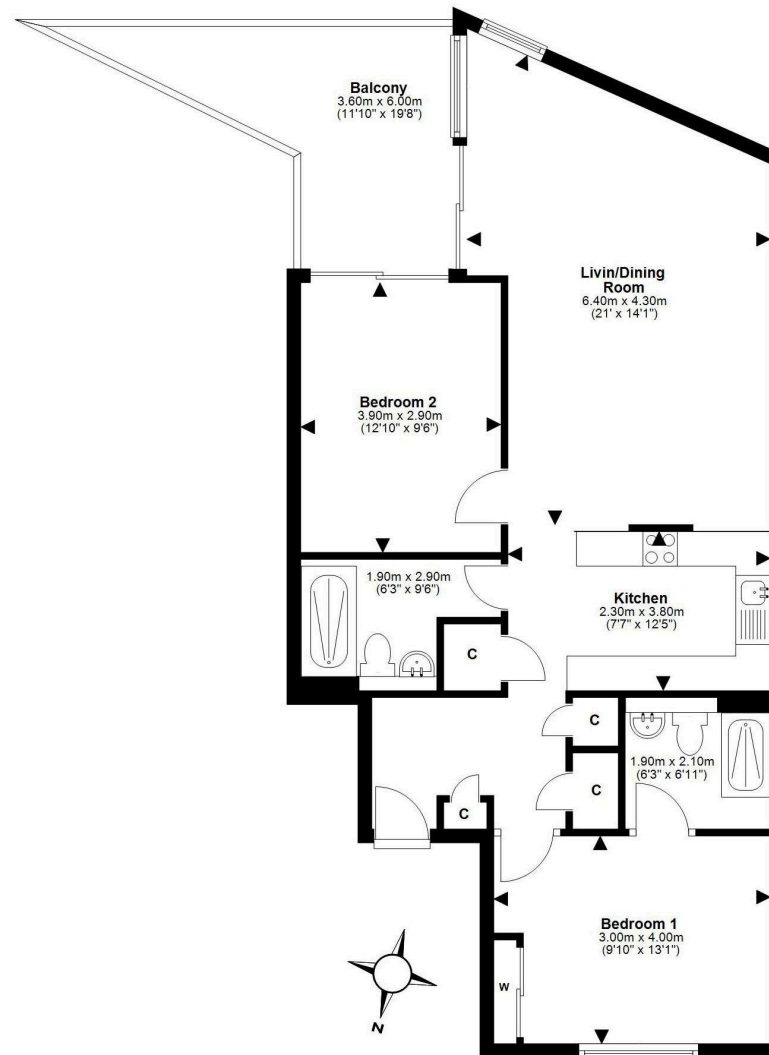












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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