





## Beautifully presented flat in the heart of Leith's Shore



This beautifully presented, two-bedroom, third floor flat has an enviable location in the heart of Leith's vibrant Shore area. With stunning views across the Water of Leith to the historic buildings of the Shore from the flat's balcony and living room. The development benefits from a residents' car park and a communal entrance stair with a lift to all floors. The accommodation has very stylish herringbone, walnut effect flooring throughout the flat, except the bathrooms, which have tiled floors. There is a hallway with good storage, a light filled, open plan kitchen/dining/living room with direct access to the balcony and attractive, soft green fitted kitchen units, laminate worktop, eye catching splash back and integrated appliances, with ample space for dining and seating. There is a generous master bedroom with built-in wardrobes and an ensuite shower room, very nicely designed with smart fittings and feature waterproof slatted panelling. There is a further double bedroom with a fold down wall bed and has direct access to the balcony, and a family bathroom, also very nice with a bath and overhead shower, glass screen, vanity unit, tiled flooring with under floor heating and waterproof slatted panelling. The balcony has space for seating, is sheltered, ideal for taking in the views.

### Key Features

- Communal entrance stair
- Hall with storage
- Open plan kitchen/dining/living room
- Master bedroom with ensuite
- Double bedroom
- Bathroom, with under floor heating
- Balcony
- Double glazing
- Gas central heating
- Residents parking

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.

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





## Shore

Ideally placed in the vibrant 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 & Fitness Centre. Regular bus services travel to the city centre and other parts of Edinburgh. The Leith to city centre walkway and cycle path is also close at hand. The tram connects the area directly to the city centre and as far as Edinburgh Airport.



## Extras

All fitted floor coverings, curtains, light fittings, oven, hob, dishwasher, fridge freezer are included in the sale (no warranties given). The fold down wall bed in bedroom 2 can be included in the sale if required.

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

F

## Home Report Valuation

£325,000

## EPC Rating

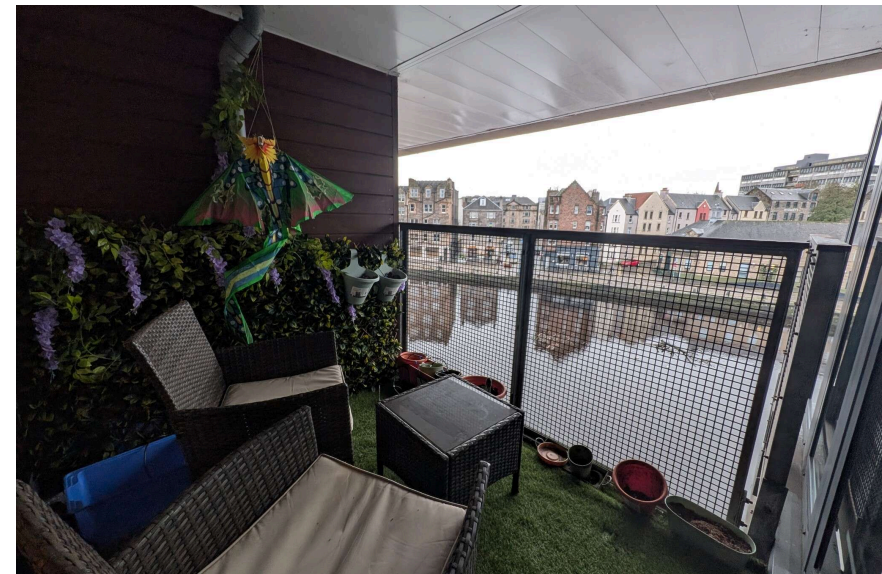
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## Tenure

Freehold







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