



3/18 Constitution Place  
Leith, Edinburgh, EH6 7DL



# 3/18

## Constitution Place

Exceptionally spacious top floor three bedroom flat forming part of an established modern development located in the vibrant Shore district.

- Entrance hallway with generous storage cupboards
- Generous living room with Juliette balcony
- Fully fitted kitchen
- Principal bedroom with fitted wardrobes and en-suite
- Two further double bedrooms
- Family bathroom
- Double glazing & gas central heating
- Well maintained shared gardens

Offers Over : £320,000

Home Report: £325,000

EPC Rating: B

Council Tax: F

Tenure: Freehold

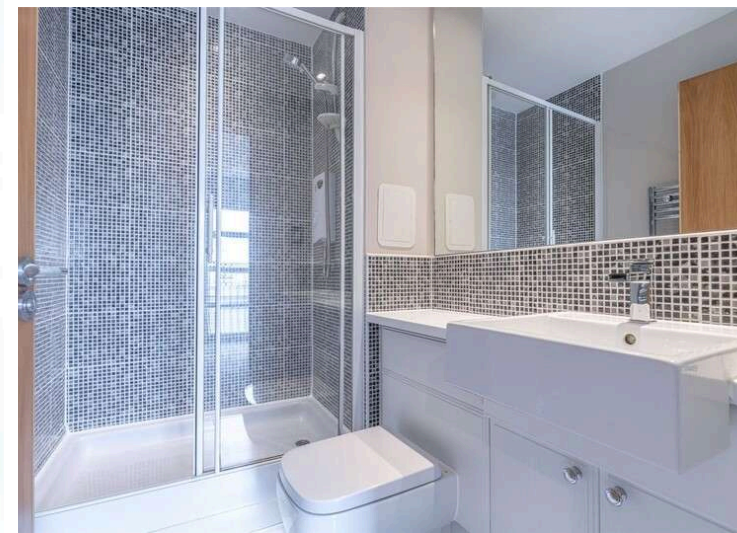


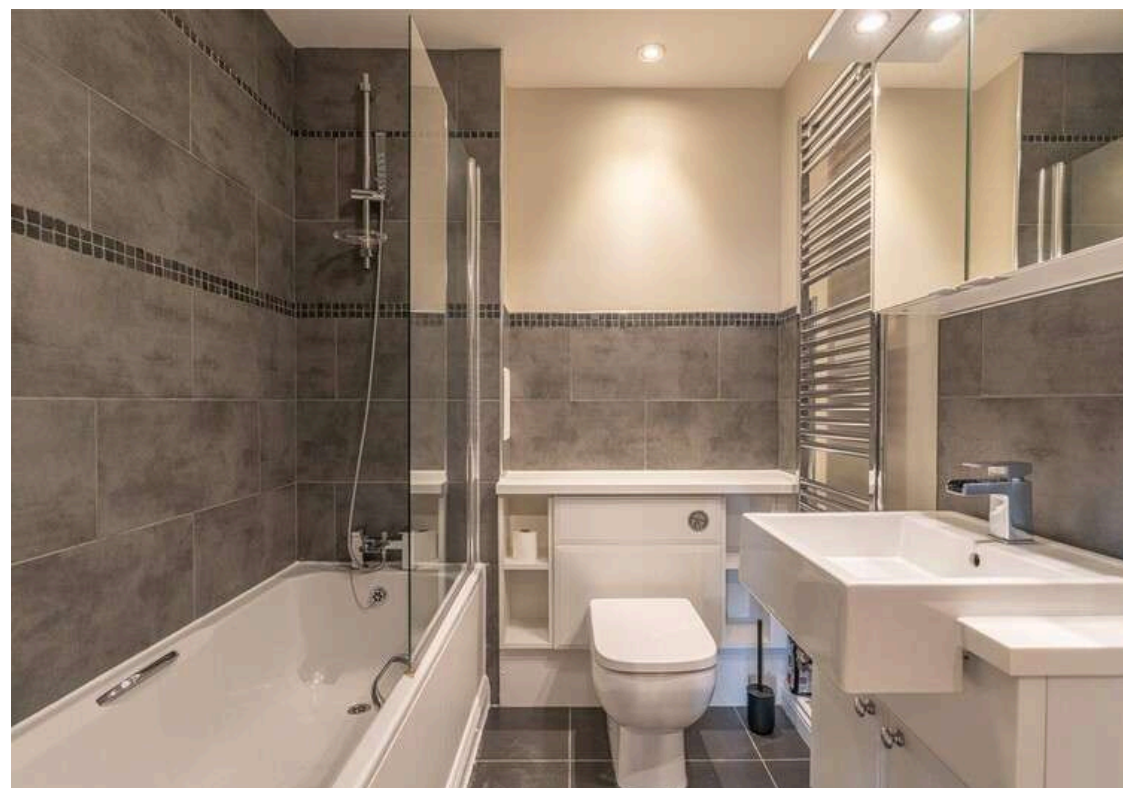
Generously spacious top floor three bedroom flat enjoying amazing views over the Firth of Forth. The property comprises welcoming entrance hallway with great storage provision, generous living room with Juliette balcony, fitted kitchen offering a range of wall and base units, principal bedroom with corner aspect, full height fitted wardrobes and modern shower en-suite, two further double bedrooms and three piece family bathroom. The property further benefits from double glazing and gas central heating.

The development enjoys a concierge service, residents' gym and well maintained shared garden grounds.

Extras: All fitted floor coverings, blinds and curtains, light fittings, fridge/freezer, oven, hob, and extractor hood, are included in the sale.

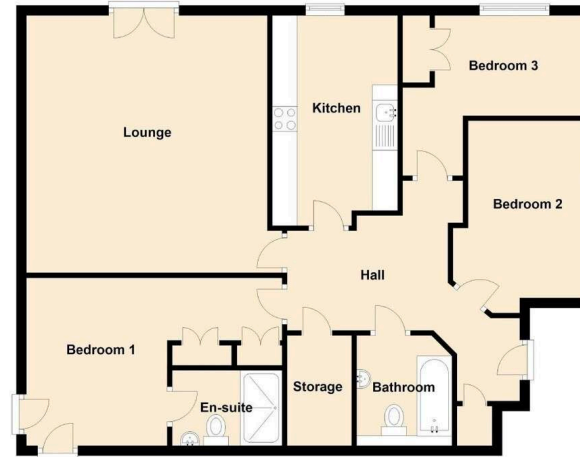
Factor: The development is factored by James Gibb, costs are approximately £184 per calendar month inclusive of all communal areas, gymnasium, concierge and all external maintenance, including gardens, and block buildings insurance.







The property is located in the cosmopolitan Shore area of Leith which offers a superb array of pubs and eateries including a number of award-winning restaurants. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The City Centre is easily accessible by bus, day and night and the tram line runs through Leith proving another swift connection through the City Centre, out to the airport. The school catchment area covers early years, primary and secondary education.



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