



28/2 Shore

Edinburgh, EH6 6QN



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50sqm

EPC

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AS Anderson
Strathern

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Edinburgh, EH6 6QN

Nestled in the heart of the Leith Conservation Area, this charming first-floor flat occupies a characterful C-listed three-storey building, once a hotel and now thoughtfully transformed into eight distinctive homes, offering an appealing blend of heritage elegance and modern comfort.

The property benefits from a prime position along the Leith shore, and features a welcoming entrance hall, a bright and spacious open plan living room with contemporary kitchen, a comfortable double bedroom, and a well-appointed bathroom.

Modern double glazed windows ensure peace and quiet, while gas-fired central heating provides warmth throughout, without compromising on energy efficiency. Ideal for first time buyers, investors, or those seeking a stylish home with a touch of history.

Property features

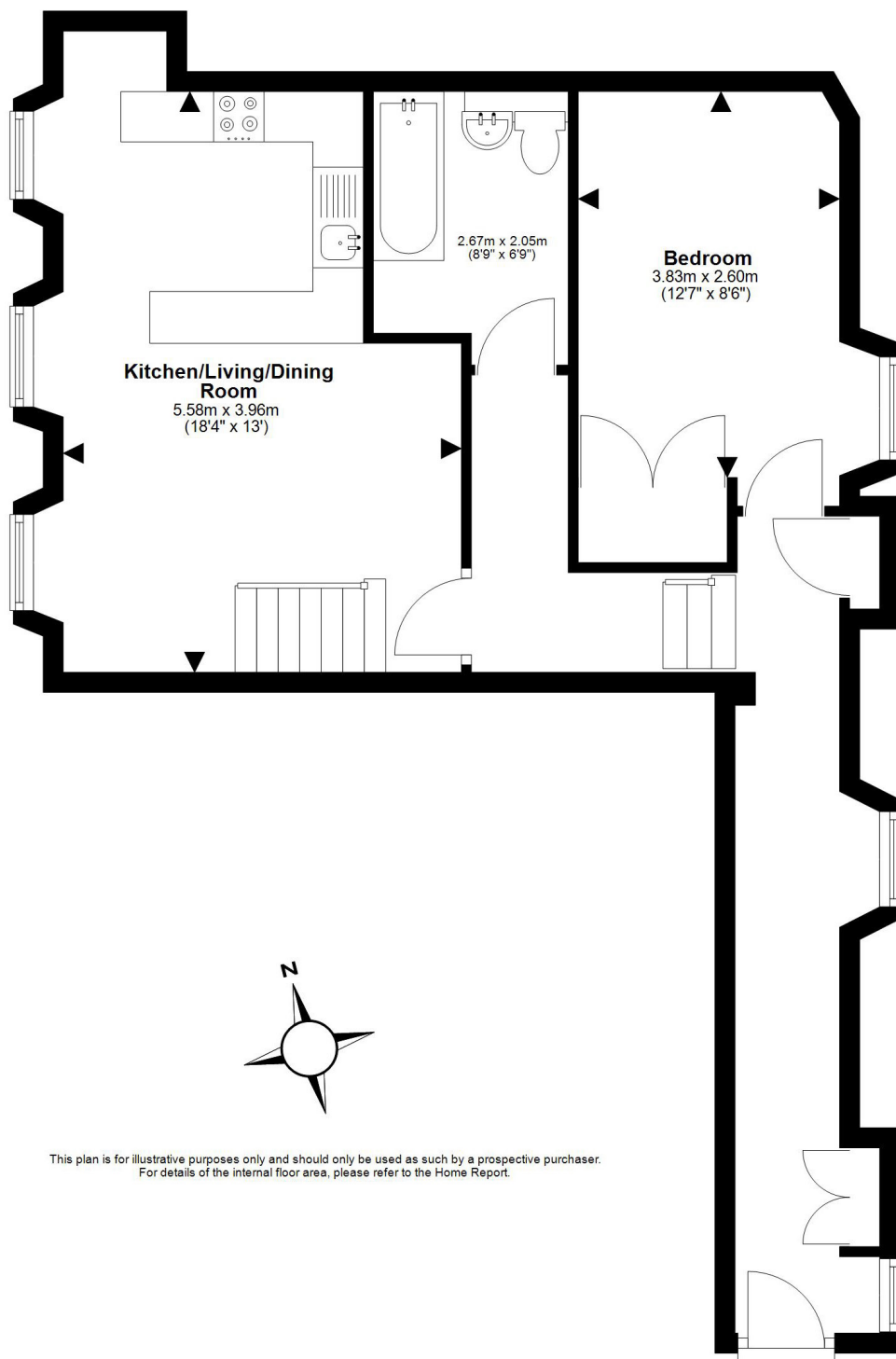
- C-listed historic building
- Stunning views
- Desirable location
- Investment opportunity
- Blank canvas interior
- Double glazing
- Gas central heating





Location

Leith is a buzzing port district, home to hip creatives and long-time locals. Waterfront seafood bistros and traditional pubs dot the Shore area. It is an area renowned for its ancient architecture and cultural heritage and today it is home to the Scottish Executive and the Royal Yacht Britannia. There are plenty of shopping facilities in the immediate area, further amenities are easily accessible at The Shore and Ocean Terminal which are a short distance away where there is a range of quality restaurants, bars and a multiplex cinema complex. Efficient trams and bus services run to and from the city centre and there are good road links to all major motorway networks.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band C

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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