





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



12/15 Tower Place
EDINBURGH, EH6 7BZ

Hall
Lounge/dining room
Balcony
Breakfasting kitchen
Principal bedroom with ensuite shower room
Two further double bedrooms
Bathroom
Gas central heating
Residents Parking
Video Entryphone System
Lift access to all floors
EPC: C
Council tax band: F

The property offered for sale is a lovely 4th floor apartment in an established modern development in the vibrant and sought after Shore area of Leith, enjoying views over the Albert Dock and the Water of Leith, towards the city centre, from a private balcony. A spacious central hallway provides access to all rooms including a beautifully proportioned lounge/dining room which has access to the private balcony from which you can enjoy superb views. There is an attractive and well-appointed fitted kitchen, with excellent storage and all appliances included, and offers ample space for a breakfasting table and chairs. The principal bedroom has fitted wardrobes and access to an ensuite shower room and there are two further double bedrooms, one of which also has fitted wardrobes and a family bathroom completes the accommodation. The building benefits from a lift and there are well maintained communal grounds and residents parking.

The accommodation comprises: hall with storage cupboard, lounge/dining room, balcony, breakfasting kitchen, principal bedroom with ensuite shower room, two further double bedrooms, family bathroom.

The vibrant and cosmopolitan area of The Shore in Leith, voted as one of the best places to live by The Times in recent years, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. 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 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 and David Lloyd Health Club are nearby. The area also benefits from an excellent public transport system with 24-hour buses and tramline adjacent.







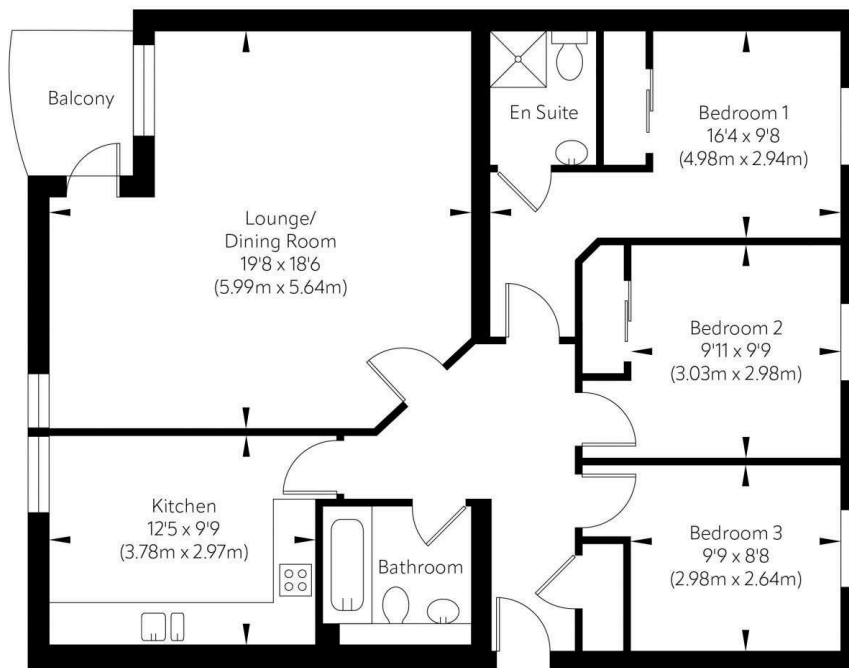






Approx. Gross Internal Floor Area 94.81 Sq M / 1021 Sq Ft.

Fourth Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
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