



198/14 Lindsay Road

THE SHORE | EDINBURGH | EH6 6ND



MURRAY
BEITH
MURRAY

198/14 Lindsay Road

THE SHORE | EDINBURGH | EH6 6ND

198/14 Lindsay Road is a charming and spacious third-floor flat within a modern development with lift access and allocated parking within the gated under-croft garage. The property benefits from being located close to an excellent range of local amenities and within an easy commute to the city centre.

Entrance hall with storage cupboards; open plan living room with box-bay window and balcony; fitted kitchen with wall mounted and floor standing units and integrated appliances; master bedroom with built-in-wardrobes, ensuite bathroom with a white three -piece suite comprising WC, wash hand basin and bath with shower over; double bedroom 2 with built-in-wardrobes; shower room with white 3-piece suite comprising WC, wash hand basin and shower cubicle.

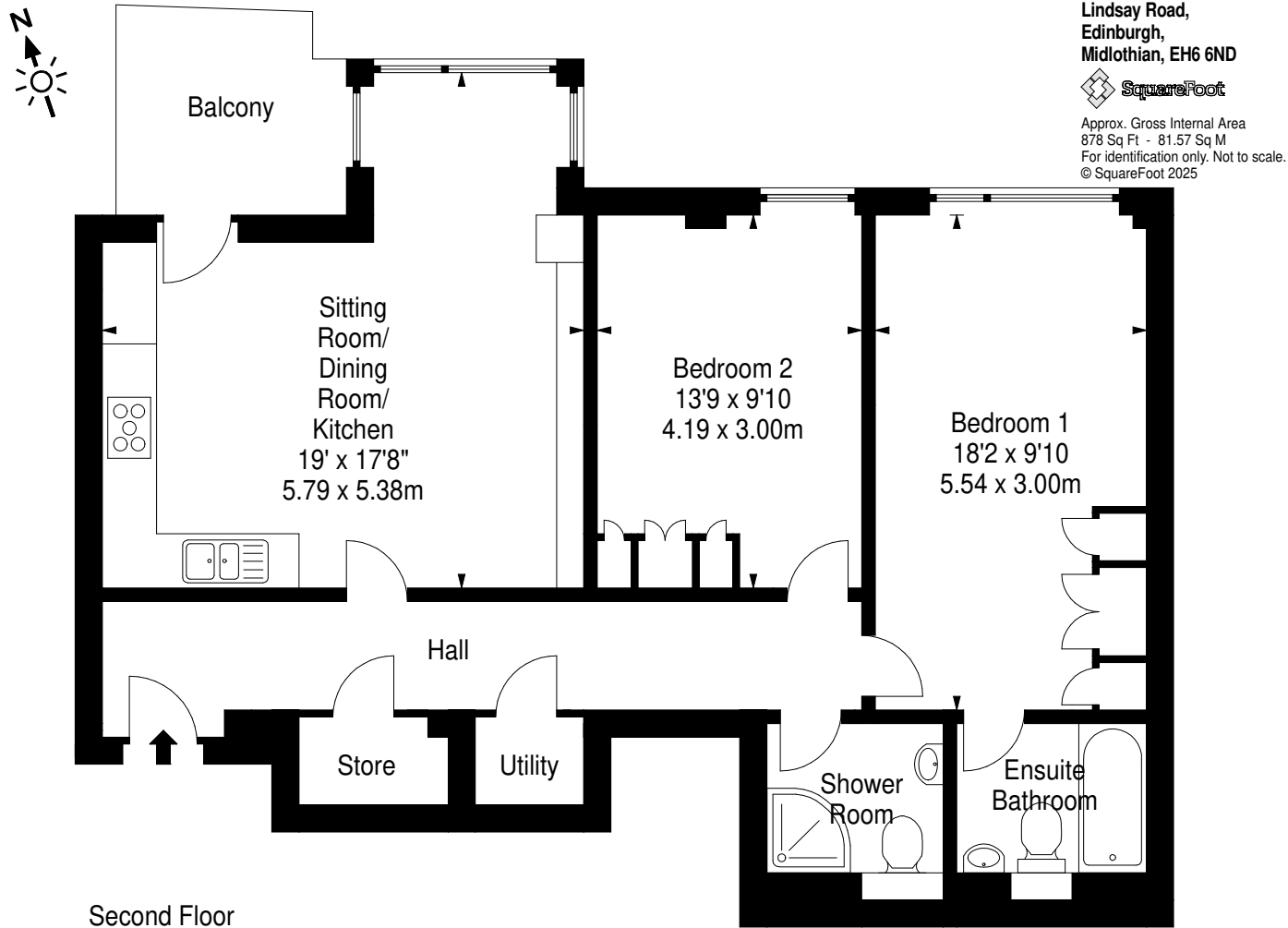
Allocated parking space within the gated under croft parking. Permit parking and metered parking within the development.

Well-presented communal gardens.

Gas Central Heating. Double Glazing.

All fixtures and fittings are included in the sale, and whilst believed to be in working order no warranties will be given.





Location

The buzzy port neighbourhood of The Shore has become a vibrant hub for artisans and entrepreneurs alike. Fast developing its own identity, the area features a great selection of recreational facilities including Ocean Terminal with its multi-screen cinema and wide range of boutique and high street shops, the Royal Yacht Britannia and a David Lloyd Centre to name but a few. For one of the best dining experiences in Edinburgh The Shore has a wide range of fashionable cocktail bars, Michelin star restaurants, trendy bistros and coffee houses, and is an ideal place to socialise. The famous Water of Leith features a beautiful and quiet walkway running from Leith to Balerno. Public transport is extremely well-catered for with numerous buses running from Ocean Terminal to all parts of the city and tram stops at Ocean Terminal and Newhaven. Access to the city bypass and the road network of central Scotland is also easily achieved via the A1. The property is also conveniently located for Leith School of Art and there are both primary and secondary schools nearby.



MURRAY
BEITH
MURRAY



Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: property@murraybeith.co.uk W: www.murraybeith.co.uk

The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.