



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**3 Hudson Gait**

The Shore, Edinburgh, EH6 6AU

# 3 Hudson Gait

Set within a modern quayside development in Edinburgh's fashionable Shore district, this main-door flat represents a stylish family home with tranquil water views, immaculate enclosed gardens, and unrestricted on-site parking. The attractive interiors include a dual-aspect living room and a dining kitchen (both with garden access), three bedrooms with storage, an en-suite shower room, a family bathroom, and a utility room.

Extras: All fitted floor and window coverings and light fittings are included in the sale.



## Property Summary

- Exclusive quayside development
- Main-door flat with tasteful décor
- Airy entrance hall with storage
- Southerly-facing living room
- Stylish dining kitchen with utility room
- Two double bedrooms with storage
- One single bedroom with storage
- En-suite shower room
- Three-piece family bathroom
- Waterside front and rear gardens
- Allocated parking space
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - F





Stylish dining kitchen with utility room, two double bedrooms, one single bedroom and a three-piece family bathroom



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**dream property!**



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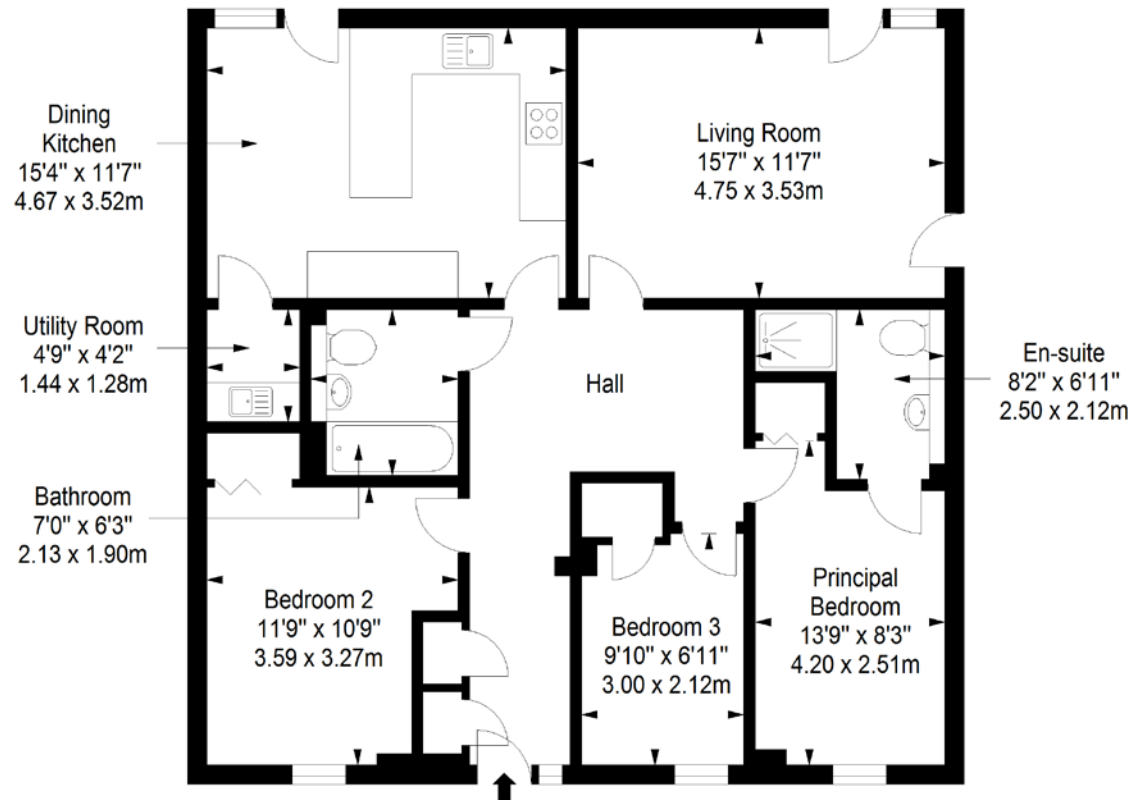
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10 Bankhead Crossway South  
Edinburgh, EH11 4EP

**espc** CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 the 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor  
Approx. 91.2 sq. metres (981.7 sq. feet)



Total area: approx. 91.2 sq. metres (981.7 sq. feet)