



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 12/10 Constitution Street

The Shore, Edinburgh EH6 7BT



# 12/10 Constitution Street

Welcome to this stunning home nestled in the heart of Leith's trendy Shore area, where modern convenience meets the charm of a historic neighborhood. Immerse yourself in all that the Port of Leith has to offer—from Michelin-starred restaurants to trendy shops and vibrant café culture—all just moments from your doorstep. This exclusive second-floor apartment is part of a modern development that offers resident parking and a beautifully landscaped communal paved terrace—with-in a secure 'courtyard' setting .

Secure entry into the inviting communal foyer, offers the ease of lift access directly to your front door. Upon entering the apartment, you are greeted by a generous hallway laid with warm laminate flooring and ample storage space, setting the tone for this stylish abode. The social heart of this home unfolds into an expansive open-plan living area that seamlessly combines dining and cooking spaces. Ideal for entertaining, this versatile layout allows for comfortable lounge furniture alongside an elegant dining setup. The stylish kitchen at the rear boasts sleek cabinetry that provides both functionality and ample worktop space, comes equipped with a full range of appliances—including a fully integrated dishwasher and fridge/freezer.

## Property Summary

- Set in the heart of the trendy 'Shore' district of Port of Leith
- Generous open plan living room, dining & kitchen
- Generous fitted kitchen
- Master bedroom with en-suite shower room
- Further double bedroom
- Three-piece bathroom
- Secure residents parking
- Secure landscaped communal paved terrace
- EPC Rating - B | Council Tax Band - D



Home Report Value - £250,000





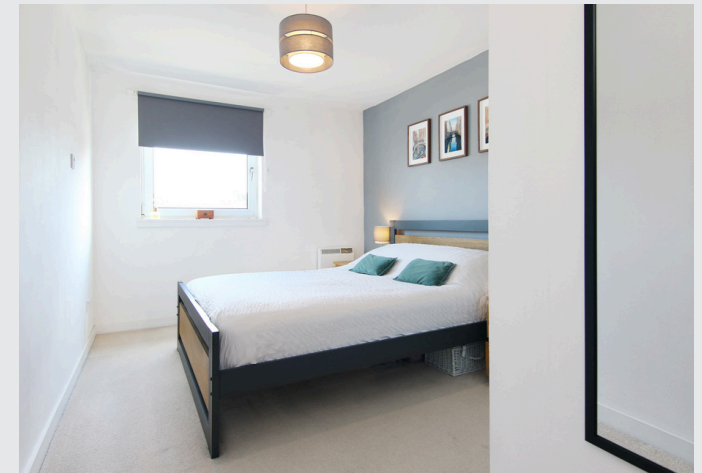




Stylish two  
bedroom  
apartment, in  
the trendy  
'Shore' district







A master bedroom suite featuring built-in wardrobes and a chic en-suite shower room, provides a welcome retreat. A further double bedroom provides additional space for guests or family, while a contemporary three-piece bathroom ensures convenience without compromising style.

Externally, the development is benefits from a secure 'courtyard' to the rear, where there is resident parking and a lovely sunny, communal paved terrace.

The development is maintained by Ross & Liddell; a fee of £100 per month, covers maintaining and cleaning the communal stair, maintaining the grounds, any general repairs and block buildings insurance.

Extras: fitted floors, light fittings, curtains, blinds, and all kitchen appliances, to be included in the sale.



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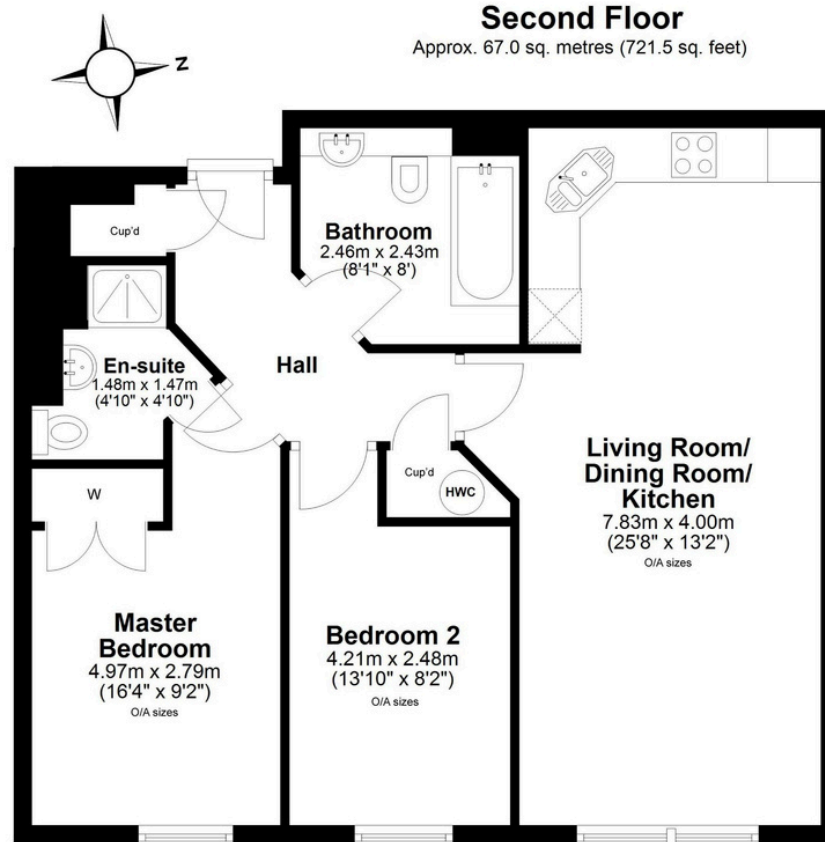


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#### DISCLAIMER

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.



## Location



The Shore, Port of Leith

The vibrant Shore area lies in the historic Port of Leith. A wealth of bars, cafes and Michelin starred restaurants, line the Water of Leith. Nearby is the Ocean Terminal Shopping Centre, offering high street shopping and includes a Pure Gym, Vue Cinema and moored alongside is the famous Royal Yacht Britannia and the head quarters of the Scotland Office. The wide open park of Leith Links, is nearby and a great social hub with local activity clubs. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness centre. The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you through the city and outlying areas. An excellent number of regular bus routes and the trams, service the area, taking you through the city centre and then west to the Gyle Business Park and Edinburgh airport.