



3/7 Coburg Street
LEITH | EDINBURGH | EH6 6ET




warners
solicitors & estate agents



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Warners are delighted to present this fabulous bright and spacious three-bedroom apartment which forms part of the Coburg Wharf development set in the heart the fashionable Shore area with all the local attractions and amenities close at hand.

Viewing is essential of this rarely available three- bedroom apartment which sits at first floor level within this prestigious development. The property is of generous proportions and features private balconies off the open plan living/dining room/kitchen and master bedroom. The property further benefits from allocated secure underground garage parking, lift access to all floors, secure gated entrance system, courtyard garden and well-maintained common stairwell which is managed by the property factor. The accommodation consists of: -

- Welcoming entrance hallway with storage
- Light and spacious living/dining room with private balcony
- Open plan to modern well-equipped fitted kitchen with integrated dishwasher, washing machine and fridge/freezer
- Master bedroom with walk in wardrobe, en suite shower room and private balcony.
- Two further double bedrooms with built in wardrobes
- Main contemporary bathroom with electric shower over bath and chrome radiator
- Gas central heating and double glazing
- Security entry phone system and lift to all floors
- Allocated secure underground garage parking
- Communal courtyard garden

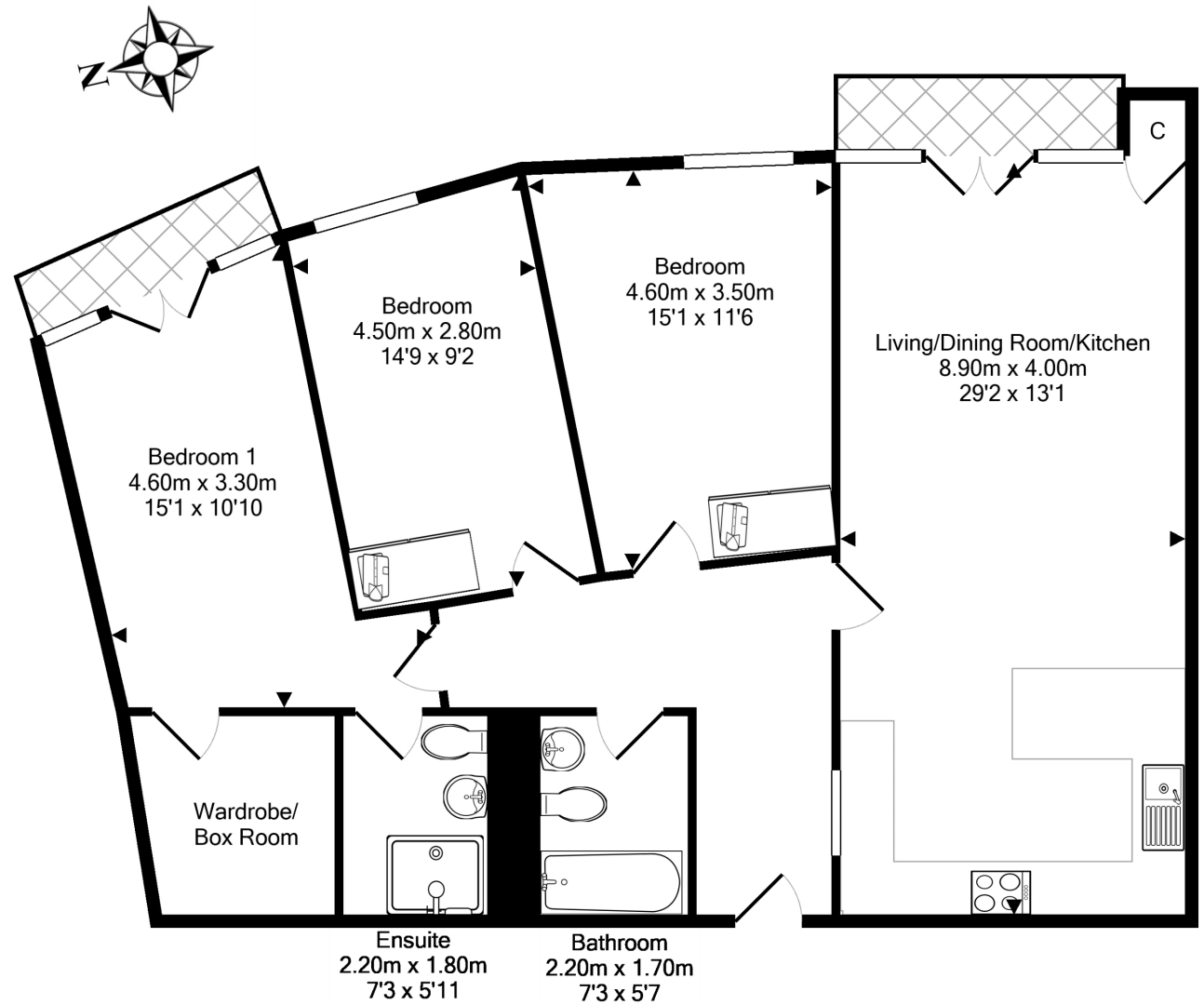
Extras: All curtains, blinds, floor coverings, washing machine, dishwasher, cooker, gas hob and built in fridge freezer will be included. EPC B

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The highly fashionable and vibrant Shore district of Edinburgh is located approximately three miles north of the city centre. Over recent years the area has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring district also boasts no fewer than three Michelin-starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal which also includes a multi-screen cinema and Marks and Spencer's food hall. A 24-hour Asda supermarket is a little further east within neighbouring Newhaven whilst a new Aldi supermarket has just recently opened on Commercial Street itself. The area also benefits from exceptional public transport links into the city centre and beyond, offering swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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