



2/10 East Cromwell Street
THE SHORE | EDINBURGH | EH6 6HF


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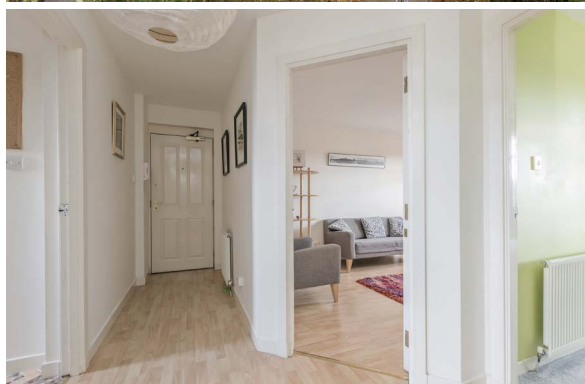
Attractive 3rd floor flat with private allocated parking bay, forming part of a select modern development, commanding an outlook to the Water of Leith and fine southerly panoramic views.

This appealing flat offers comfortable and well planned accommodation and is beautifully positioned to take advantage of all the amenities for which The Shore is renowned. The living room has two south facing windows and is large enough to accommodate a breakfast table and seating with ease. The kitchen comes complete with all appliances included. Both bedrooms are comfortable doubles with built-in wardrobes and the bathroom has a white suite and shower. Further benefits on offer include gas central heating and double glazing.

- Hall
- Twin windowed living room with space for dining
- Fitted kitchen
- 2 double bedrooms, both with built-in wardrobes
- Bathroom with white suite and shower
- Gas central heating
- Double glazing
- Entry phone security system
- Private allocated parking bay

Extras: Oven hob, fridge freezer, washing machine/dryer, all carpets and curtains (excluding in bedroom). EPC Rating C

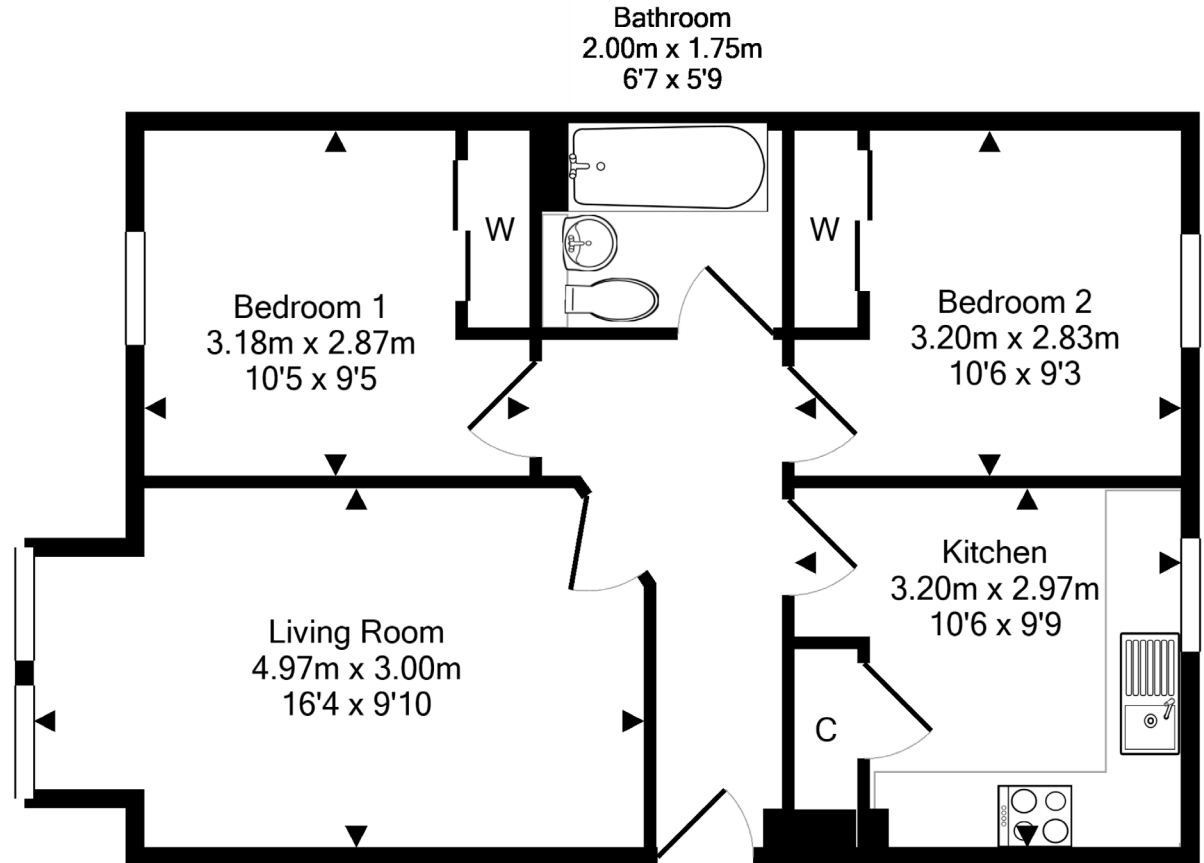
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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 district also boasts no fewer than three Michelin-starred restaurants. Sport and fitness enthusiasts can enjoy walks along the Water of Leith, just a brief stroll from the flat. There is also 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 an Aldi supermarket has 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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