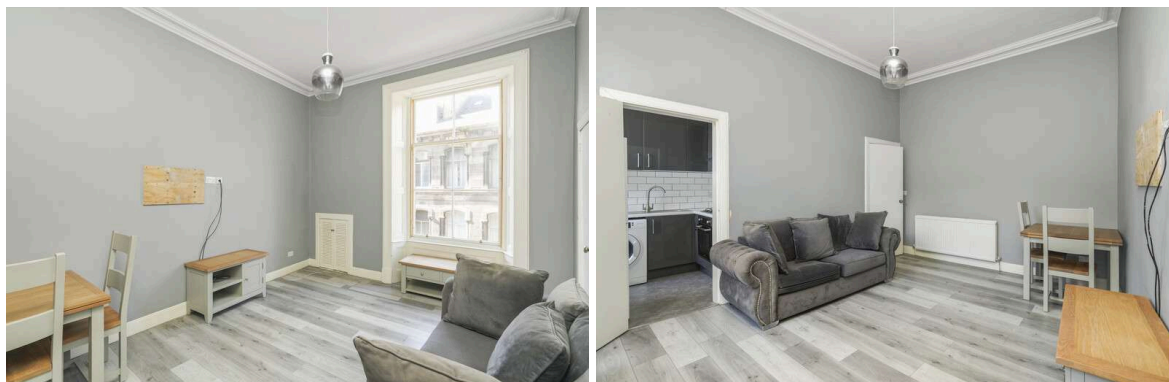




54 (2F1) Bernard Street, The Shore  
THE SHORE | EDINBURGH | EH6 6PR

  
**warners**  
solicitors & estate agents



## 54 (2F1) Bernard Street

THE SHORE | EDINBURGH | EH6 6PR

Just a few steps from the Shore's scenic waterfront, with an abundance of trendy bars, cafes and gift shops on hand, is this superb one bed second floor flat within a distinctive B-Listed baronial style building.

Viewing is essential to appreciate the exceptionally light and spacious interior boasting high ceilings, stylish modern fittings and a sunny, south-facing aspect from each room. More than ample floor space is provided within the public room both for relaxation and entertaining. A doorway leads through to the kitchen, which has been attractively fitted out with sleek grey gloss units and white worktops set next to metro tile splash-backs. A window allows natural light into this area. The double sized bedroom has the benefit of a deep built-in wardrobe providing good storage space. A modern white suite and electric shower are in place within the shower-room.

- Entrance hallway
- Sunny living/dining room
- On trend fitted kitchen
- Double bedroom with built-in wardrobe
- Modern shower-room
- Gas central heating
- Security entryphone system
- Prime sought after location
- Regular tram and bus services to City Centre and Airport

EPC Rating F.

Extras include oven and hob.

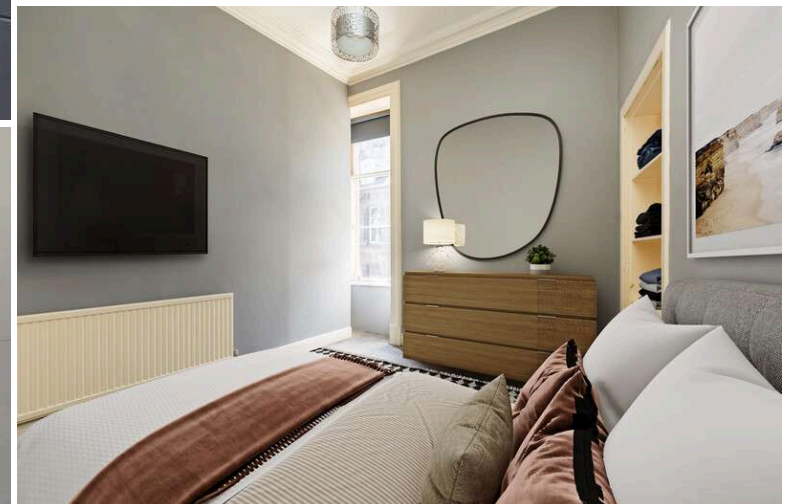
Please note some photos have been virtually staged to show the property's potential styling.

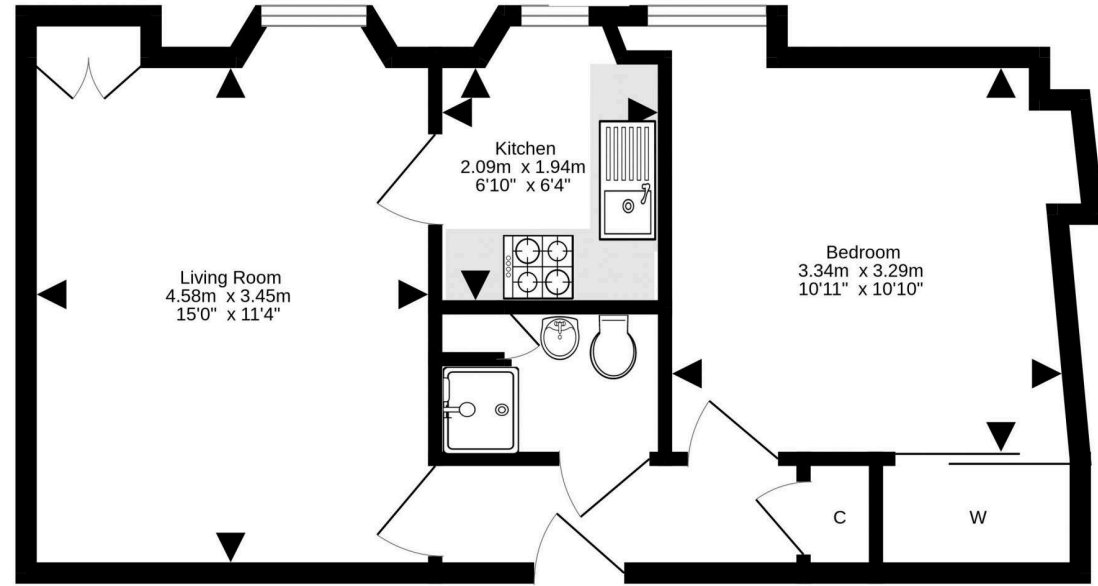
This property is factored. Factor fees are understood to be approx £354 per annum

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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. A 24 hour Asda supermarket is a little further east within neighbouring Newhaven whilst a new Aldi supermarket is located on Commercial Street. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





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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