



1/4 Dock Street
THE SHORE | EDINBURGH | EH6 6HU


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1/4 Dock Street, The Shore

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Fabulous, unique home, forming a penthouse apartment within a converted C-listed former Mariner's Church, offering exceptionally spacious and light filled accommodation brimming with character and boasting a full width terrace to either side, ideal for outdoor relaxation. Set in the highly sought after and fashionable Shore area on Edinburgh's waterfront, you'll find a superb choice of trendy eateries, traditional bars and the Water of Leith walkway within close proximity to the property.

Viewing is essential to appreciate the superb features on offer within this most appealing two public room and four bedroom apartment. The size and flexibility of the living space is excellent, arranged over two floors and with accommodation easily adapted to suit individual requirements.

There's ample free floor space in each public room for relaxing, dining or entertaining. Accessed from the living room is the first of two terraces, enjoying a sunny, south-facing aspect and overlooking a bit of Leith's history, what remains of the old Citadel which was built in the mid 1600's by Oliver Cromwell. On the opposite side of the property, lying off the kitchen/dining/family room, is the second terrace which features built-in seating and is exceptionally well screened. A choice of sleek cream gloss units ensures plenty of storage space within the fully equipped kitchen area.

Of the four double sized bedrooms, three have the benefit of modern en-suite facilities, two of which are shower-rooms with large cubicles and mixer showers, and the third fitted out with a double ended bath. There's also a fully tiled bathroom with electric shower. All four of the bedrooms benefit from built-in wardrobe space and three have direct access to a terrace.

Interesting nooks and crannies include a storage room and wine cellar, both tucked away in separate turrets, a utility room and space for study on both the upper and lower hallways with a mezzanine currently used as a library.

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





- Entrance and upper hallways
- Stunning living/dining room
- Beautifully fitted kitchen/dining/family room
- Four double sized bedrooms
- Three en-suites
- Bathroom
- Utility
- Turreted wine cellar and storage room
- Gas central heating
- Double glazing

- Rustic style timber flooring
- Superb storage space
- Security entry phone system
- Communal entrance and stair served by a lift
- Main door access from an outdoor landing
- Residents Association
- Residents permit parking
- Excellent bus and tram services nearby
- High ceilings

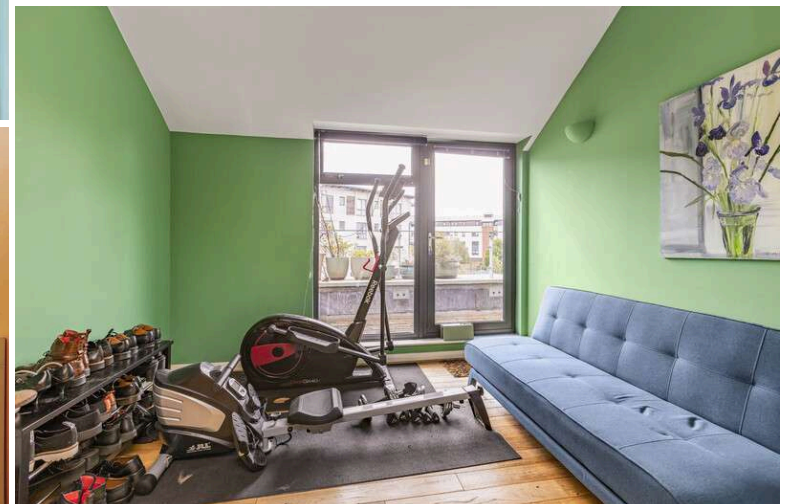
All integrated kitchen appliances, light fixtures, blinds, washing machine, dishwasher, wooden shelving units in the bar, kitchen, mezzanine, and hallway. In addition to bespoke joinery, IKEA bookcases in the library are included in the sale

Not included in sale are the two freestanding fridges, the four Louis Poulsen light fittings, and the Eames coat hook.

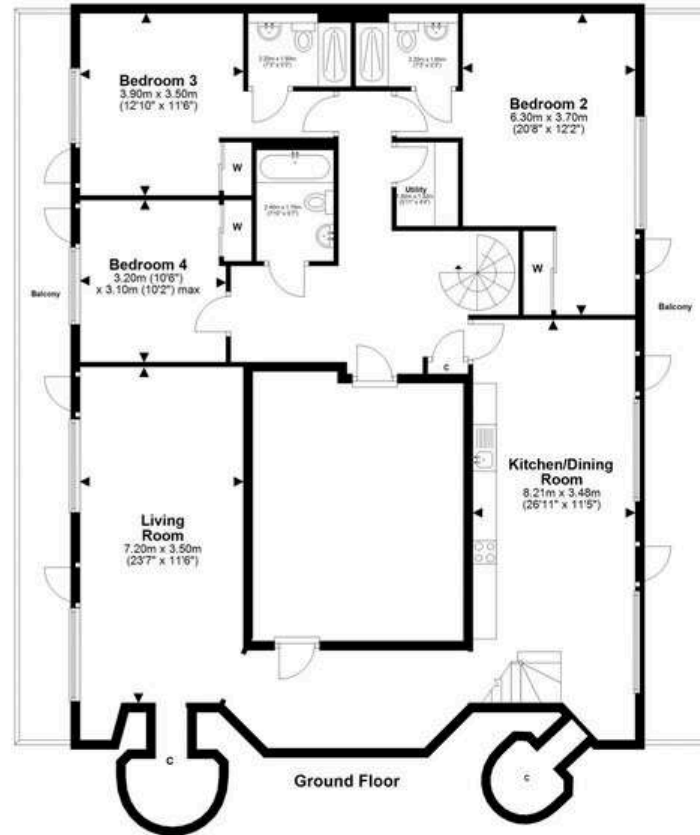
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The highly fashionable and vibrant Shore district of Edinburgh is located approximately three miles north of the city centre. Over recent years the area has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional 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 has just recently opened on Commercial Street itself. 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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

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