



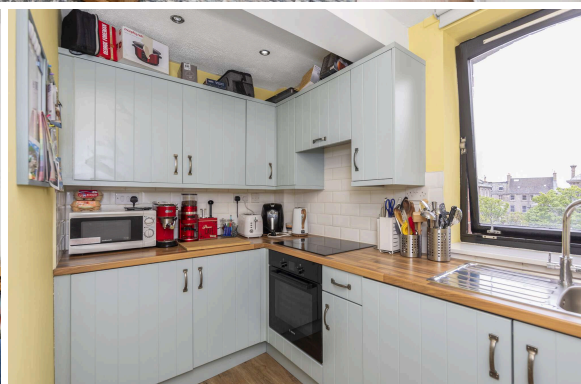
CHapel Lane

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1/26 Chapel Lane, Maritime Court  
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## 1/26 Chapel Lane, Maritime Court

THE SHORE | EDINBURGH | EH6 6ST

An excellent opportunity to purchase this stylish one-bedroom flat, set on the second floor of a characterful converted warehouse in the sought-after Shore area of Leith. Ideally located just moments from a wealth of local amenities, popular bars and restaurants, and superb transport links, including a nearby tram stop, this property is perfect for first-time buyers, professionals, or investors alike. Early viewing is highly recommended.

The property is offered in move-in condition and briefly comprises; a welcoming entrance hallway with useful storage, a bright and generously sized lounge/dining area with plenty of space for relaxing and entertaining, and a modern fully-fitted kitchen equipped with a range of wall and base units. The spacious double bedroom includes built-in wardrobes, additional space for freestanding furniture, and a large walk-in storage cupboard. Completing the accommodation is a contemporary, partially-tiled bathroom with an over-bath shower.

Additional features include a secure entry system, lift access, electric heating, and exclusive use of a sizeable private storage cupboard within the communal stairwell.

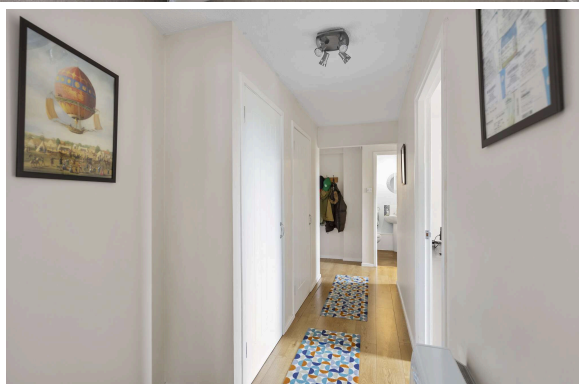
- Prime Shore location with tram access
- Stylish converted warehouse setting
- Bright, spacious living/dining area
- Double bedroom with built-in storage
- Modern kitchen and bathroom
- Lift, secure entry, private storage
- EPC D and Council tax B
- Factor understood to be approx £165 per month

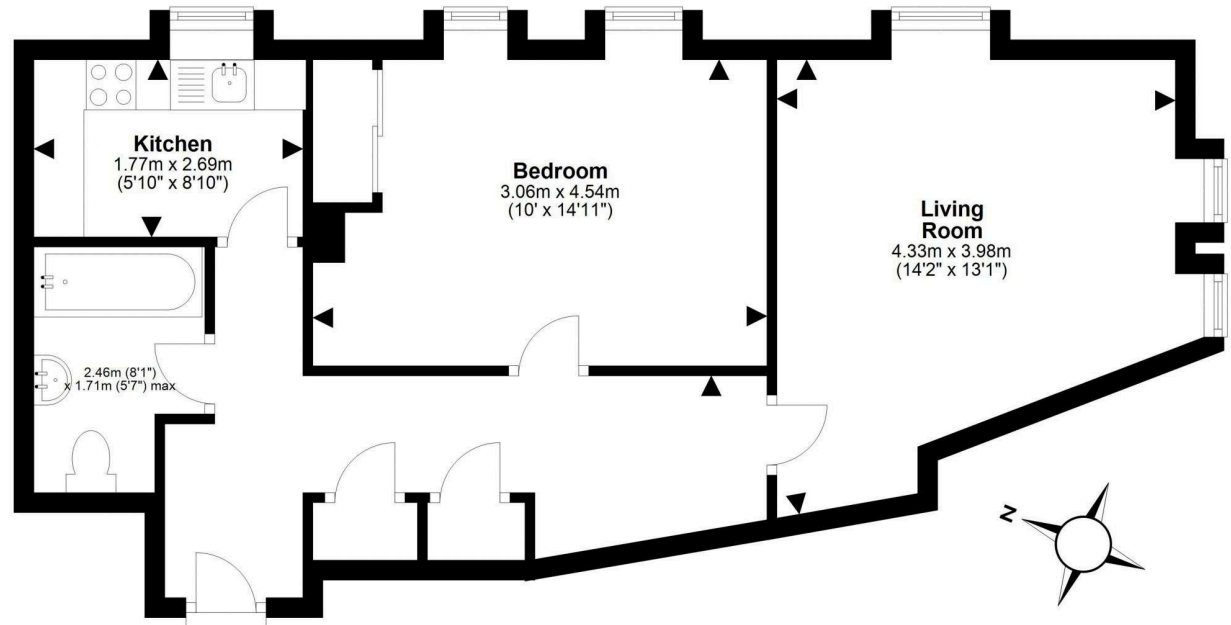
Integrated kitchen appliances, blinds in kitchen and living room, and additional freezer in storage cupboard all included in the sale. Other furniture can be made available with separate negotiation.

**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 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.  
Plan produced using PlanUp.