

COULTERS<sup>©</sup>

# 16/25 CHAPEL LANE

LEITH, EDINBURGH, EH6 6SG

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

16/25 Chapel Lane is a well presented two bedroom fourth floor flat, forming part of a converted listed whiskey distillery, situated in the heart of the vibrant Shore area of Edinburgh with fantastic independent amenities on its doorstep and positioned closed to fanatastic commuting links including a tram stop. This property will undoubtedly make the perfect home for a first time buyers and professionals.

## KEY FEATURES



Spacious fourth floor flat.



Two double bedrooms with built in wardrobes.



Close to Leith Links and Water of Leith walkway.



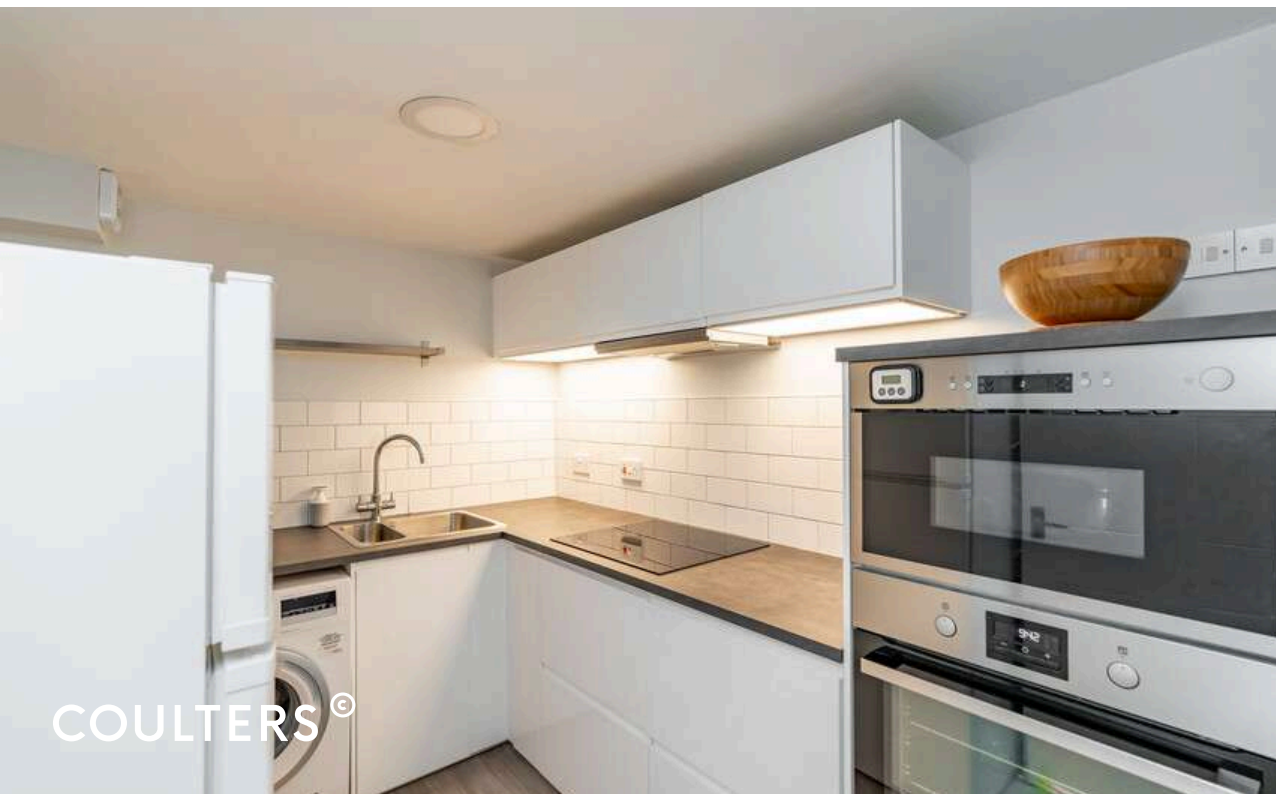
On street permit parking.

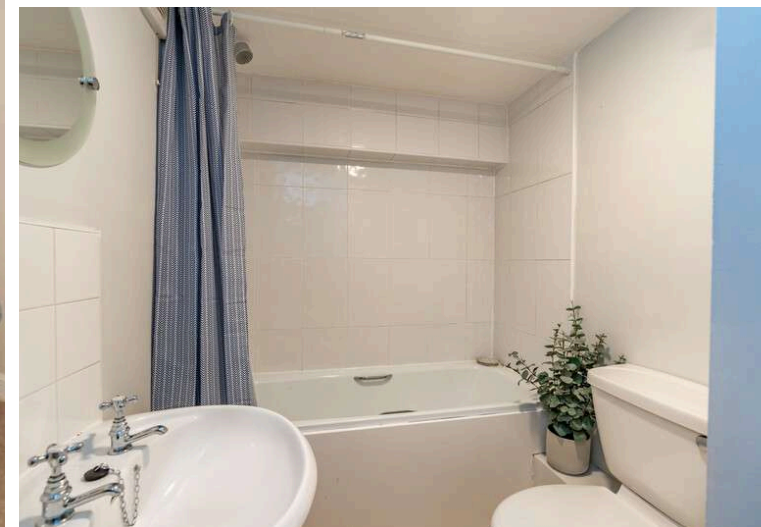


In the heart of The Shore in Leith.



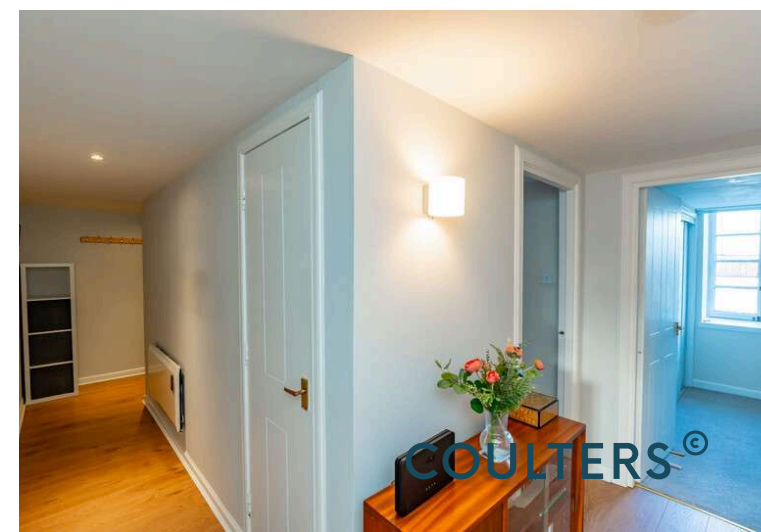
Independent retailers and cafes nearby.





The property comprises of a large welcoming hall way with storage which leads to a bright and spacious south-east spacious sitting room with space for dining. The partially tiled modern fitted kitchen has a range of wall and base mounted cabinetry incorporating an electric hob, oven, microwave and extractor hood. The two generous double bedrooms with built in storage and three piece bathroom with overhead shower complete the accommodation.

The property further benefits from secure door entry system, communal lift and permit parking on surrounding streets.







## THE LOCAL AREA

Approximately two miles north of Edinburgh city centre, this vibrant suburb was once a thriving port at the heart of the capital's maritime industry. Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city. The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities including a variety of high-street stores, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Shore enjoys fantastic public transport links into the city centre and is just a five minute walk from the nearest tram stop. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.



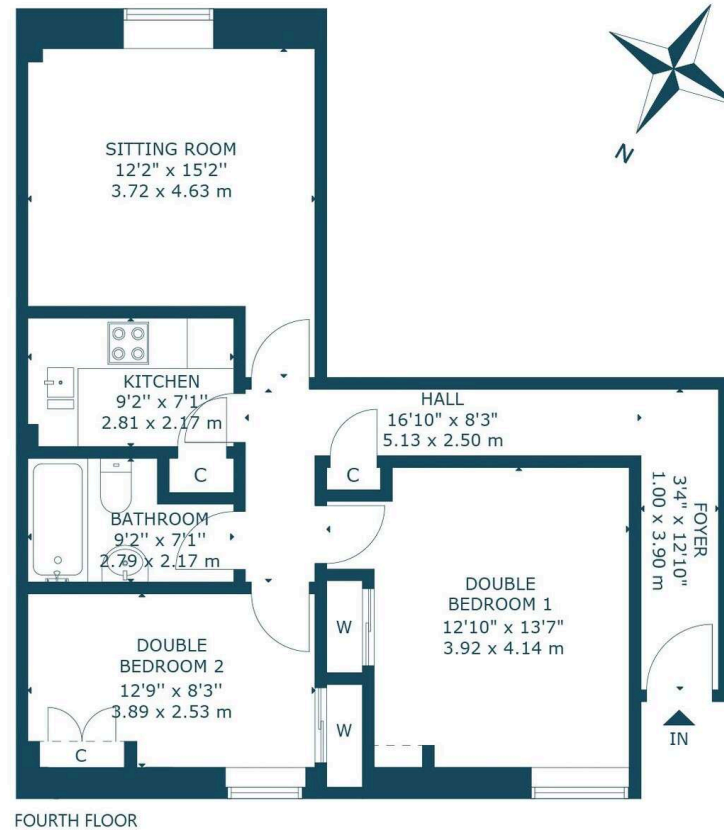
## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Above Board are the appointed factor. The approximate monthly cost is £70.



CHAPEL  
LANE





FOURTH FLOOR

16/25 CHAPEL LANE, LEITH, EDINBURGH, EH6 6SG  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 672 SQ FT / 62 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing www.nest-marketing.co.uk

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.