

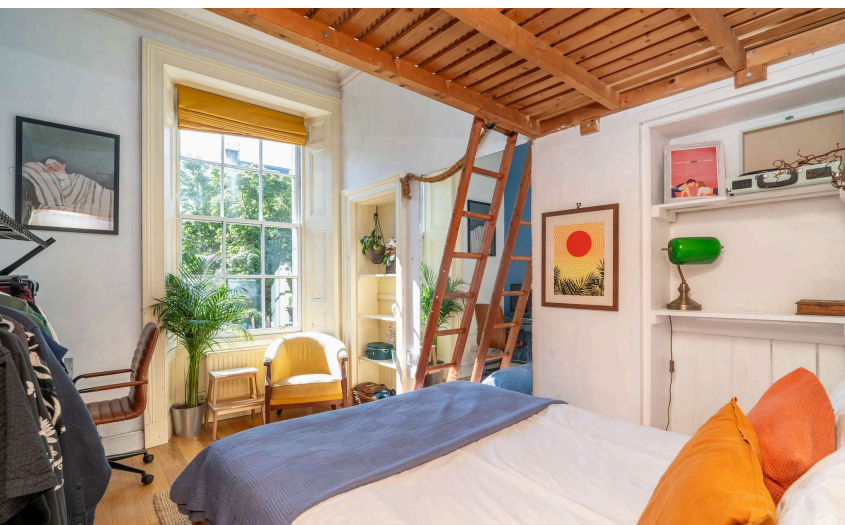
COULTERS[©]



1 (1F1) SEAPORT STREET

THE SHORE, EDINBURGH, EH6 6SJ

1 BED 1 BATH 1 PUBLIC



TAKE A LOOK INSIDE

A beautifully bright and characterful first-floor apartment forming part of an impressive A-listed Georgian building, quietly positioned just moments from the Shore in one of Leith's most vibrant and sought-after neighbourhoods.

This unique loft-style property offers generously proportioned, open-plan accommodation filled with natural light, and is ideally suited to first-time buyers, professionals or investors looking for a stylish home in a thriving, well-connected area.

Occupying a prominent corner position within an elegant terrace, the apartment is accessed via a secure communal stair and retains a sense of charm and originality, enhanced by high ceilings, large sash windows and a carefully considered layout. The open-plan living space is particularly striking, offering excellent flexibility for cooking, dining and relaxing, and is fitted with a contemporary kitchen and useful built-in storage.

KEY FEATURES



First floor flat with great character.



Georgian features and proportions.



Excellent transport links nearby.



EPC Rating - D



Wonderful open plan kitchen and living area.



Permit parking available.



Fantastic location close to the amenities of The Shore.



Council Tax Band - B



The double bedroom has a mezzanine-style sleeping platform which can also provide excellent additional storage, creating an efficient and well-designed use of space. The bright bathroom is a bursting with character and features a bath with shower over, wash hand basin and WC.

The property further benefits from gas central heating, predominantly double glazed windows and secure entry to the building. It also comes with a private external store cupboard which offers valuable extra storage. Parking is available via residents' permit.



THE LOCAL AREA

Situated approximately two miles north of Edinburgh's city centre, the vibrant Shore area 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.

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 fitted flooring, curtains, blinds, light fittings and white goods are included in the sale price.

HOME REPORT VALUATION: £210,000



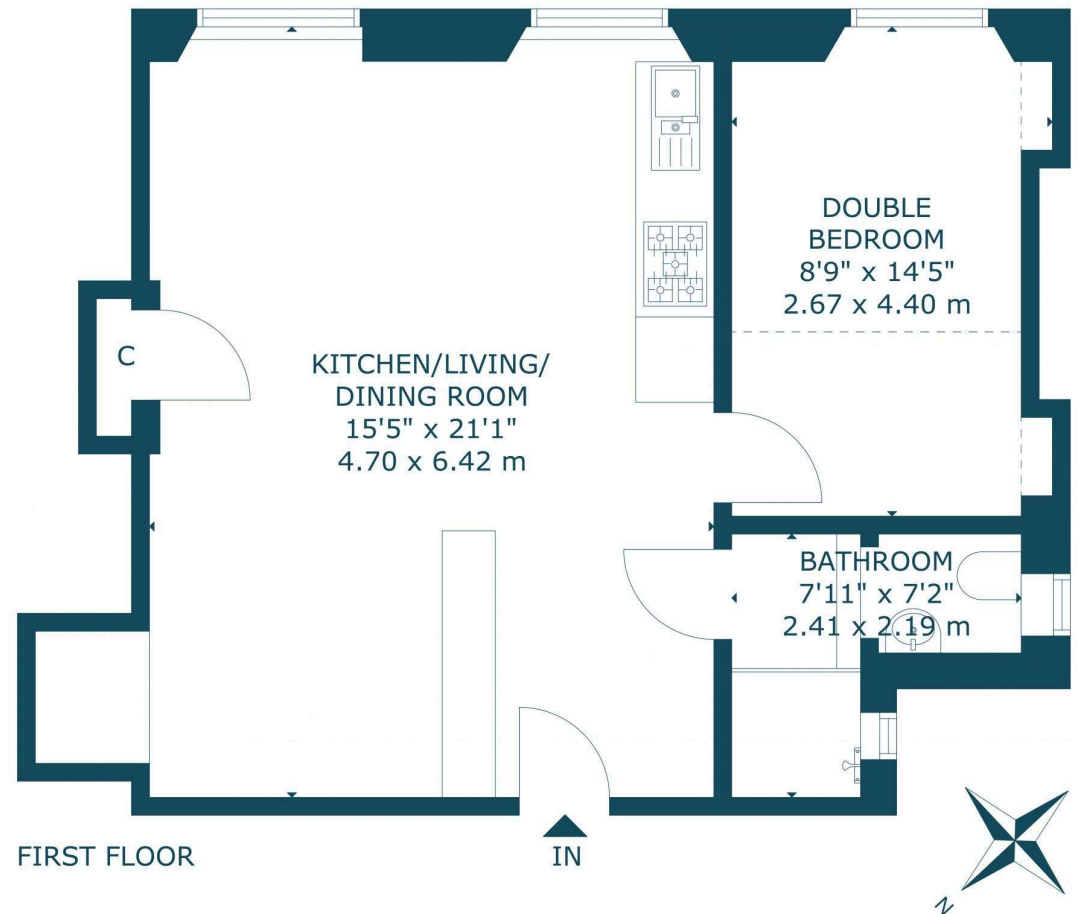
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 516 SQ FT / 48 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL 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.