










Offers Over

£245,000

16/29 Chapel Lane

The Shore | Edinburgh | EH6 6SG

This spacious and bright top floor flat, forming part of a converted listed building, is situated within the heart of the desirable Shore district of Leith. Close to an array of fantastic amenities and commuting links, the property will undoubtedly appeal to first-time buyers and young professionals.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Lift/stair access
-  Permit parking
-  EPC Band - C
-  Council Tax Band - D



Description

The property in brief comprises; secure entry system, lift/stair access, welcoming entrance hallway with built-in storage cupboard, generously proportioned and bright lounge/dining room with lovely open views, contemporary fitted kitchen, two well proportioned double bedrooms and modern bathroom with three-piece suite and shower over bath. Further benefits include electric heating and access to private attic space with offers excellent storage facilities.

Factor fees are payable of approximately £70 per month for the upkeep of the communal areas.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, washing machine and fridge.

Parking

Permit/metered parking can be found within the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.



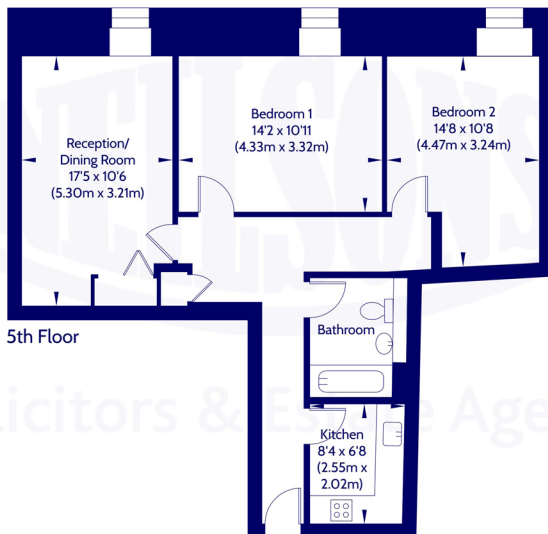


Location

The property is situated within the cosmopolitan Shore area of Edinburgh which offers a superb array of bars and world class restaurants as well as the Ocean Terminal which houses a multi-screen cinema and a large Pure Gym. There are excellent public transport links to the City Centre and surrounding areas and many of the Capital's renowned restaurants, bars, art galleries and attractions are close at hand. There are a fantastic range of leisure opportunities in the surrounding area including Leith Links, The Water of Leith Walkway, Holyrood Park, Arthur Seat and Craighentiny golf course. There is a regular bus service to the City Centre and surrounding areas, and the city-Bypass is easily accessible with links to Scotland's main motorway network. There is also a tram stop within close proximity to the property.



Approx. Gross Internal Floor Area 71 Sq M / 770 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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