



7/6 Tower Place
THE SHORE | EDINBURGH | EH6 7BZ


warner's
solicitors & estate agents



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Nestled along the waters edge in the heart of The Shore, moments from excellent cafes, bars and restaurants and quick bus and tram links is this spacious second floor apartment. Boasting a balcony, lift access, ample resident's parking and secure entry phone access this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright lounge with generous dining space and large windows that flood the room with an abundance of light with access to the balcony. There is a well-appointed fitted kitchen with attractive units, a twin windowed master bedroom with built-in wardrobes and an elegant en-suite shower room, a second well-proportioned double bedroom with further built-in wardrobe and the flat is completed by a stylish main bathroom with shower over bath.

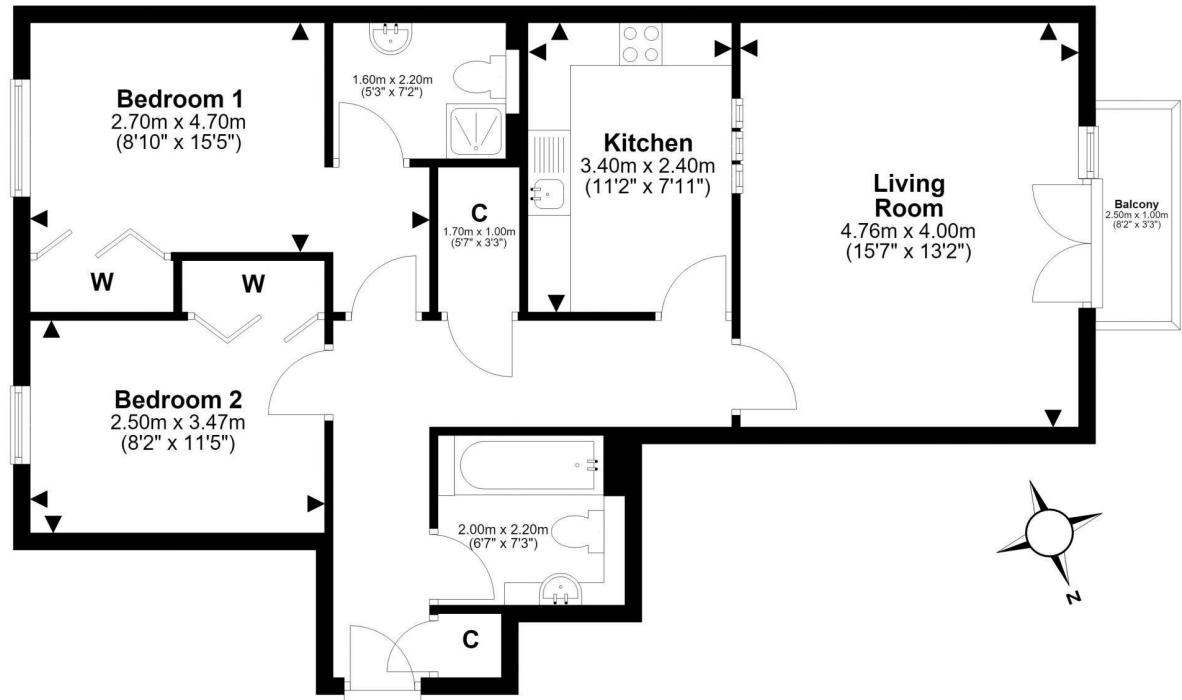
- Modern second floor apartment in manicured development
- Set seconds from the waterfront and excellent amenities
- Balcony, resident's parking and lift access
- Welcoming hallway with good storage
- Bright lounge
- Contemporary kitchen
- Two large double bedrooms
- Two bathrooms
- Gas central heating and double glazing
- Communal residents gym

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



All integrated kitchen appliances will be included in the sale of the property along with all blinds EPC: B. CT: E. Factoring: Approx. £120 P/M including building insurance, ground maintenance, stair cleaning and gym upkeep, payable to James Gibb.

The vibrant and cosmopolitan area of Leith and The Shore, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, pubs, trendy cafes, delis, and coffee houses. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art and Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of street food events and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. The area offers excellent schools from nursery to tertiary level. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh 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.