



33/21 Water Street,
THE SHORE | EDINBURGH | EH6 6SZ


warners
solicitors & estate agents



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Forming part of a beautifully converted whisky warehouse, this immaculately presented third-floor apartment offers stylish contemporary living within one of Edinburgh's most sought-after waterfront locations.

Situated at 33/21 Water Street in the heart of the fashionable Shore district, this exceptional two-bedroom, two-bathroom apartment forms part of a select modern development with a secure entry system, well-maintained communal foyer, lift and stair access to all levels, and a sunny residents' terrace.

Presented in true move-in condition, the property will appeal to professionals, couples, small families and buy-to-let investors alike. A welcoming entrance hallway provides excellent storage and offers ample space to create a practical home office or study area.

The bright and spacious living room enjoys a peaceful outlook through elegant French doors with a Juliet balcony, creating a light-filled and relaxing living space. The stylish breakfasting kitchen is well-appointed with contemporary units, generous worktop space and a range of integrated appliances, making it ideal for both everyday living and entertaining.

Both bedrooms are generously proportioned doubles and benefit from built-in wardrobes. The principal bedroom further enjoys the luxury of a modern en-suite shower room, while the second bedroom is served by a contemporary family bathroom featuring a three-piece suite with shower over the bath.

Further benefits include excellent storage throughout, electric heating, double glazing, secure cycle storage, a sunny communal terrace and on-street parking.

- Converted Maritime Bond whisky warehouse.
- Immaculate move-in condition.
- Two double bedrooms, principal en-suite.
- Bright living room with Juliet balcony.
- Lift access, communal terrace & cycle storage.
- Prime Shore location close to amenities & tram.

Council tax E. Energy Rating C
Factor approx £1,400 per annum

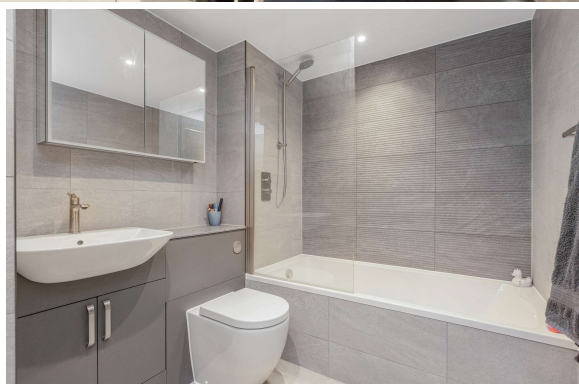
PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.

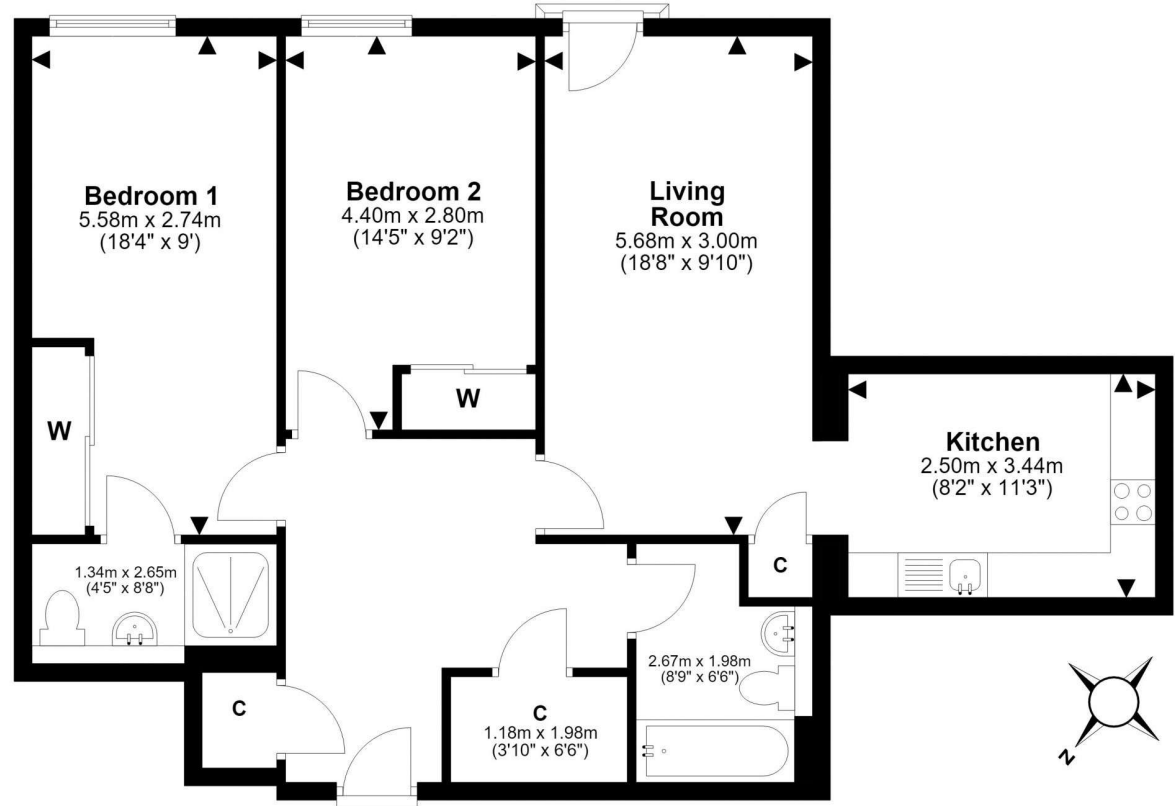


All integrated kitchen appliances, & blinds will be included in the sale. The cat shelving in the study, shelving in the living room & bedroom and free standing furniture will not be included in the sale.

The kitchen table and chairs are available under separate negotiations.

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. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and 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.