



Solicitors & Estate Agents



Offers Over

**£245,000**

## 22/1 Constitution Street

The Shore | Edinburgh | EH6 7BT

This impressive 2-bedroom traditional upper flat is offered to the market in true move-in condition, having been fully upgraded and finished to an exacting standard. Conveniently positioned within the cosmopolitan Shore district of the city, with excellent amenities on hand together with superb transport links including bus and tram stops just a stone's throw from the property.

 2 Bedroom

 1 Public room

 1 Shower room

 EPC Rating – C

 Council Tax Band - C



## Description

Having been extensively renovated to include rewiring, replumbing, the installation of double-glazed window units, a brand-new gas central heating system with combi boiler, radiators and pipework. There has also been a state-of-the-art Fire Suppression System installed together with insulation to the floors and attic space. Further renovations include a contemporary new shower room and integrated kitchen, full decoration and flooring throughout. Offering a stylish and elegant interior, the property also displays a wealth of character and charm with many fine period features including cornice work and working shutters. Combining elegance and contemporary finishes and with a high specification throughout, the property shall undoubtedly appeal to the professional person/couple seeking a high standard of living within walking distance of fine dining, specialized shops and first-class transport links.



Accessed via a lovely, freshly decorated communal entrance, shared with only one other property with secure entryphone system and a private store cupboard located within the stairwell. The beautifully presented accommodation comprises; entrance hallway leading to the delightful rear-facing open plan reception room with fully integrated kitchen. The kitchen itself is fitted with a range of stylish wall and base units with complementary worktops incorporating the sink unit, built-in electric hob with oven and hood with integrated washing machine and fridge freezer. There are two good-sized, front-facing double bedrooms with the larger of the two benefiting from built-in storage provisions. Lastly the contemporary shower room comprises of a three-piece white suite with luxury walk-in shower fitted with a Rainfall dual shower unit. This property is a must see to be truly appreciated!

## Extras

All the fitted floor coverings and light fittings (except bedroom 1) shall be included in the sale together with the built-in electric hob/oven/hood, integrated washing machine and fridge freezer.

## Viewing

By appointment with Neilsons on 0131 625 2222 or Seller 07784 889 000.





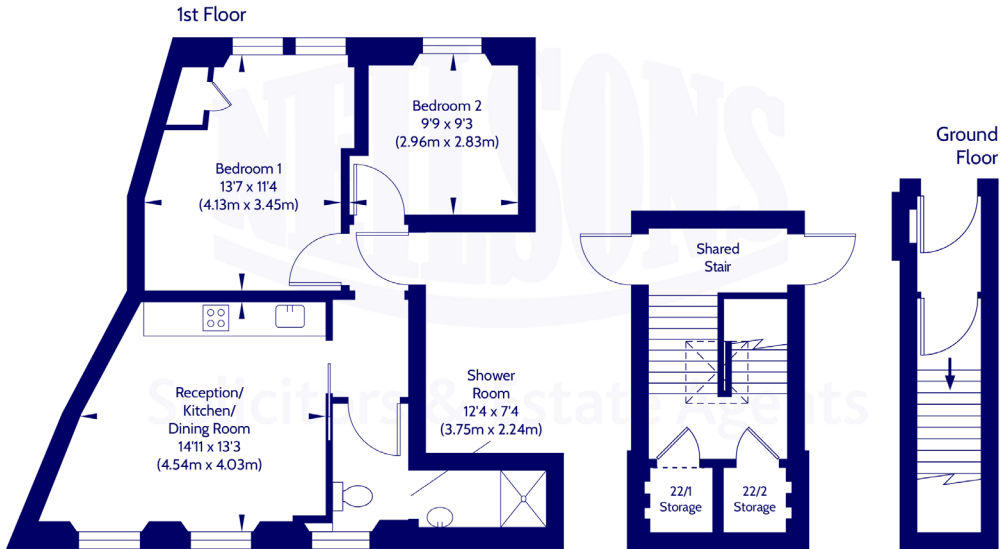
## Location

The property sits in the heart of The Shore, once a thriving port at the core of the capital's maritime industry and now characterized by an enviable selection of cafes, independent shops, bars, and award-winning restaurants. On Saturdays, Leith Market offers fresh provisions and produce, street food, and wares from local artists. Ocean Terminal includes a variety of shopping and leisure facilities, high-street shops, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Water of Leith walkway and cycle route is close at hand and parks and green spaces are also nearby, including Leith Links. Excellent public transport by bus or tram provides swift access to the city centre, surrounding areas and Edinburgh International Airport.





Approx. Gross Internal Floor Area 49 Sq M / 524 Sq Ft.



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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