



## Fantastic Two bedroom, third floor flat



A fantastic two-bedroom third floor flat with Juliet balconies in the sitting room providing views over a park and the Water of Leith. The property forms part of a modern development in an ideal location at the Shore, just a short walk from boutique shops, bars, cafes and restaurants, supermarkets, and the tram stop on Constitution Street. The accommodation comprises entrance hall with storage, superb dual aspect open plan sitting room/kitchen receiving lots of sunshine throughout the day. The kitchen has been fitted with modern cream units at wall and floor level, complementary worktops and under cupboard lighting. The master bedroom has been carpeted, has fitted wardrobes and has a spacious ensuite shower room and the second double bedroom has fitted wardrobes. A stylish bathroom completes the accommodation and has a white three-piece suite with shower. The property benefits from an allocated parking space in the secure basement garage, lift access, well-kept communal courtyard, gas central heating, double glazing and security entry phone system. This is a wonderful home which must be viewed to be fully appreciated.

### Key Features

Communal entrance and lift  
Hall

Sitting room/kitchen (appliances included)

Master bedroom with en suite.

Second double bedroom

Bathroom

Excellent storage

Gas central heating

Double glazing

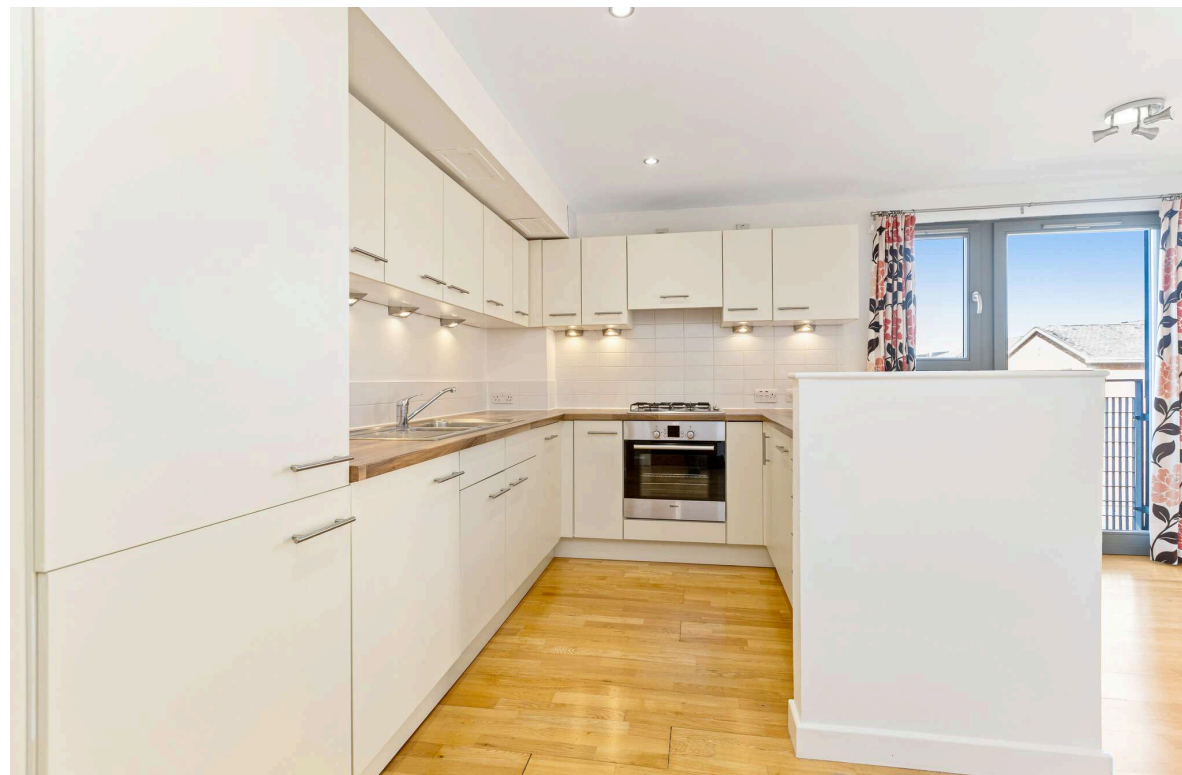
Communal courtyard

Parking space in secure garage

Communal bike store and bin store

Factored by Trinity Factors - approx. £1,500 Per annum and includes the maintenance of comm areas and buildings insurance

EWS1 - this property has an EWS1 certificate with a rating of A2



## The Shore

Ideally placed in the vibrant Shore area with its Michelin Star restaurants, bistros, bars & cafes and a range of local shops, Ocean Terminal with its cinemas, restaurants & quality shops and cultural attractions such as Custom Lane and Leith Theatre. There is also a local Farmers Market, a Sainsbury Local and an Aldi nearby, an Asda along at Newhaven and a Tesco at the foot of Easter Road. The flat is well located for Leith Links, walks along the Water of Leith, New Kirkgate Shopping Centre and Leith Victoria Swim & Fitness Centre. Regular bus services travel to the city centre and other parts of Edinburgh. The Leith to city centre walkway and cycle path is also close at hand. The tram connects the area directly to the city centre and as far as Edinburgh Airport.



## Extras

All fitted floor coverings, light fittings, curtains, blinds, gas hob, electric oven, dish washer, fridge freezer and washing machine to be included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

E

## Home Report Valuation

£285,000

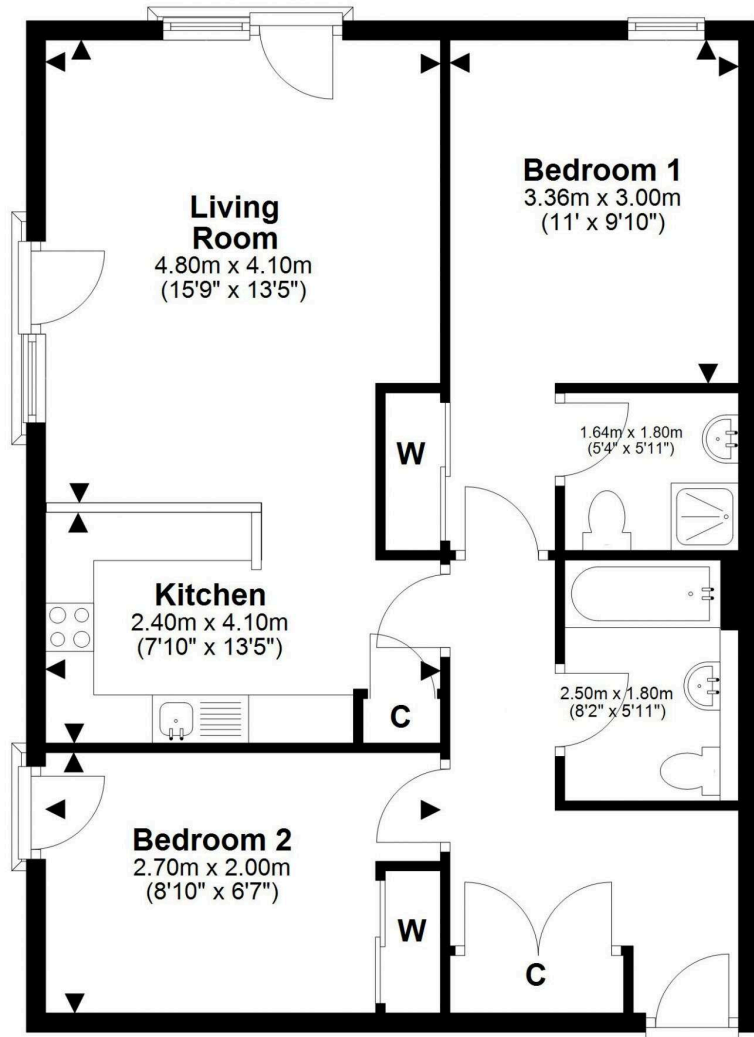
## EPC Rating

B

## Tenure

Freehold





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.



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