



⚓ MARITIME COURT ⚓

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1/40 Maritime Court, Chapel Lane
THE SHORE | EDINBURGH | EH6 6ST

warners
solicitors & estate agents



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Nestling in a quiet cobblestoned courtyard on the doorstep of the fashionable Shore waterfront, on-trend eateries and regular tram/bus services, this most appealing top floor apartment forms part of a distinctive warehouse conversion offering light and airy living space ideal for a first time buyer.

Viewing is highly recommended to appreciate the spacious interior, which boasts south-facing windows ensuring maximum natural sunlight throughout. Highlights include -

Living space

- Large living/dining room with more than ample free floor space for relaxation and entertaining
- Fitted kitchen
- Double sized bedroom benefiting from mirrored wardrobe space
- Fully tiled/wetwalled shower-room with electric shower
- Entrance hall with excellent hanging and shelved storage

Great features

- Ladder access to extensive floored loft storage with separate store room
- Double glazing
- Electric heating
- Bin chute
- Security entryphone system
- Lift
- Factored development ensuring the upkeep of communal areas
- Residents car park to rear of block
- Council permit parking within courtyard

Energy Rating D. Council Tax band B.

The sale will include all contents.

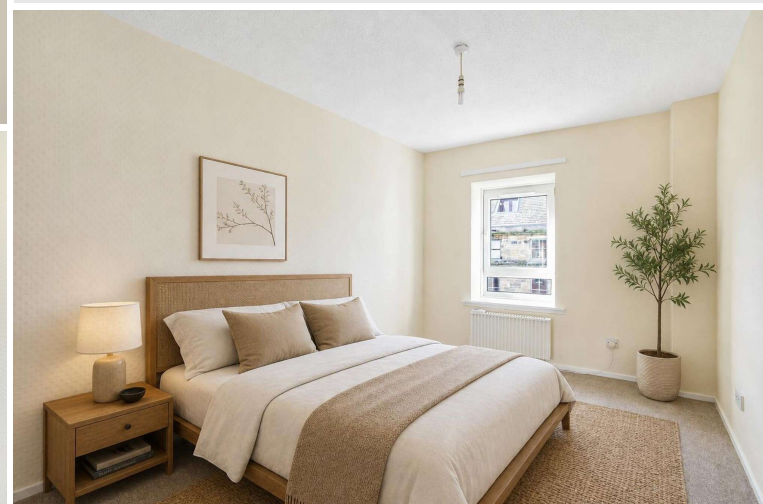
Fees payable to factor, James Gibb, approx. £159 per month.

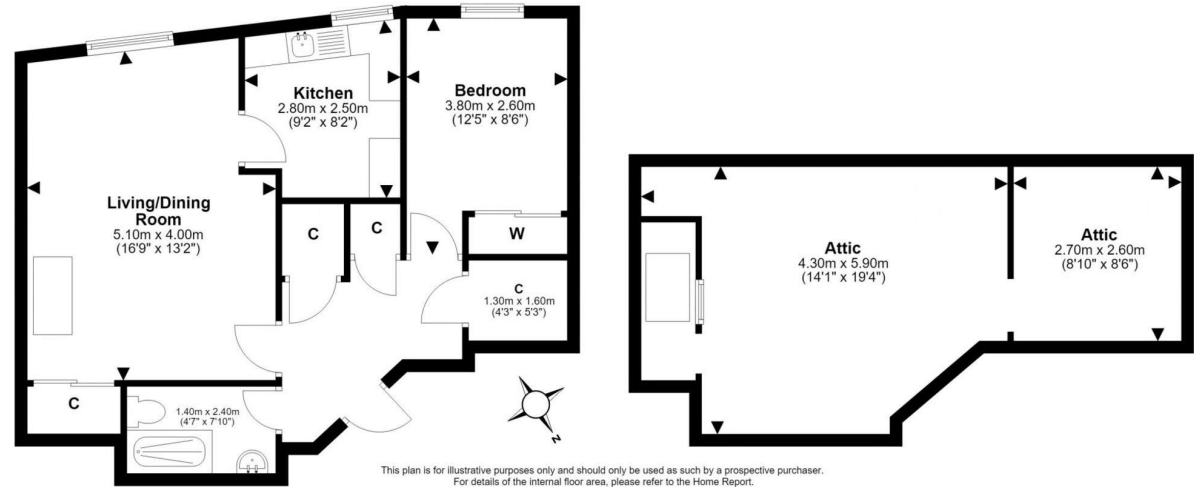
PRICE & VIEWING: Offers over - TBC.



Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

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 district also boasts 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 and an Aldi supermarket 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.





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