



Beautiful

Two bedroom, first floor corner flat



A stunning two-bedroom first floor flat with balcony, forming part a modern development on the banks of the Water of Leith. It has 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 and large walk-in cupboard, superb sitting room with wood effect flooring, interesting, curved wall and balcony with views towards the Water of Leith. The kitchen, accessed from the hall has been fitted with a modern-coloured units at wall and floor level and has integrated appliances. The master bedroom with fitted wardrobes has access to a private decked terrace and there is a second double bedroom with fitted wardrobes, and looks onto the balcony. A stylish bathroom with white three-piece suite and a mains shower completes the accommodation. The property benefits from an allocated parking space in the secure garage below the building, 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
- Lounge

- Kitchen (appliances included)

- Two double bedrooms

- Bathroom

- Excellent storage and hallway

- Gas central heating and double glazing

- Private balcony

- Private decking from master bedroom

- Communal courtyard

- Parking space in secured garage

Factored by Trinity - approx. £1,500 per annum which includes buildings insurance and the maintenance of common areas

An EWS1 is in place - A2 rating



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 floor coverings, blinds, curtains, light fittings, gas hob, electric oven, dish washer, automatic washing machine and fridge freezer. (no warranties given)

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£275,000

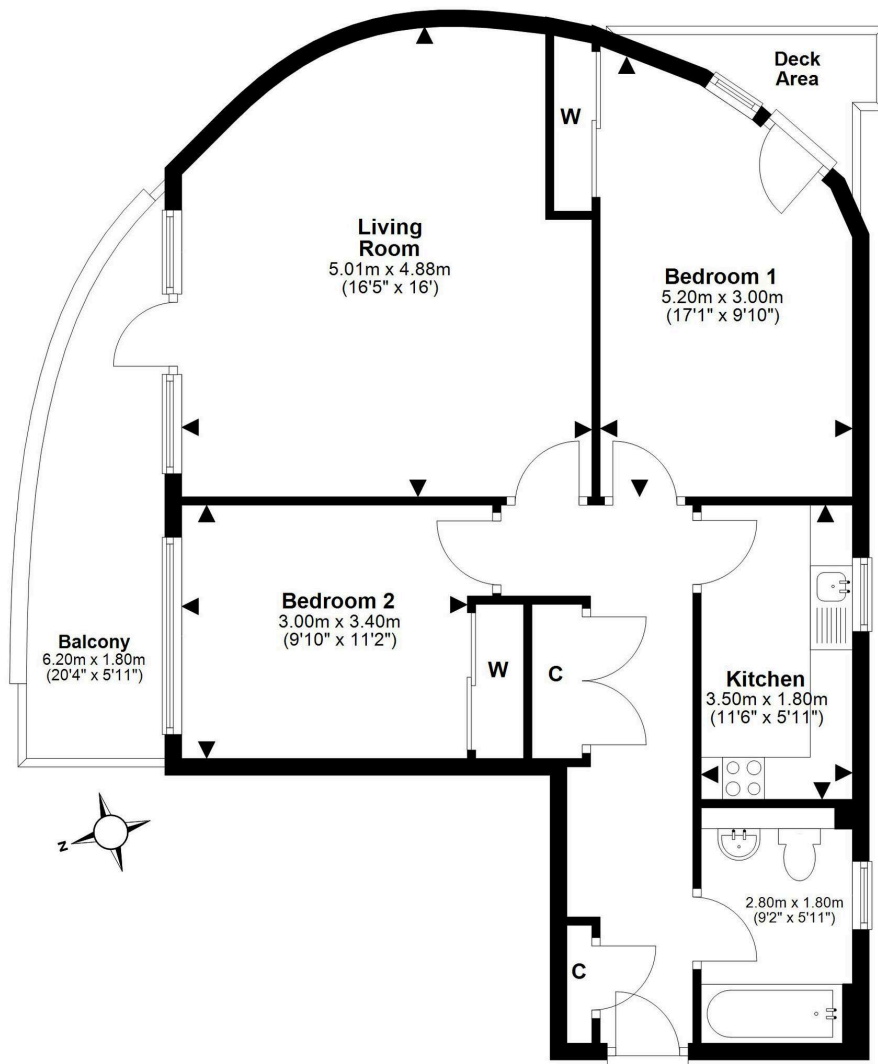
EPC Rating

C

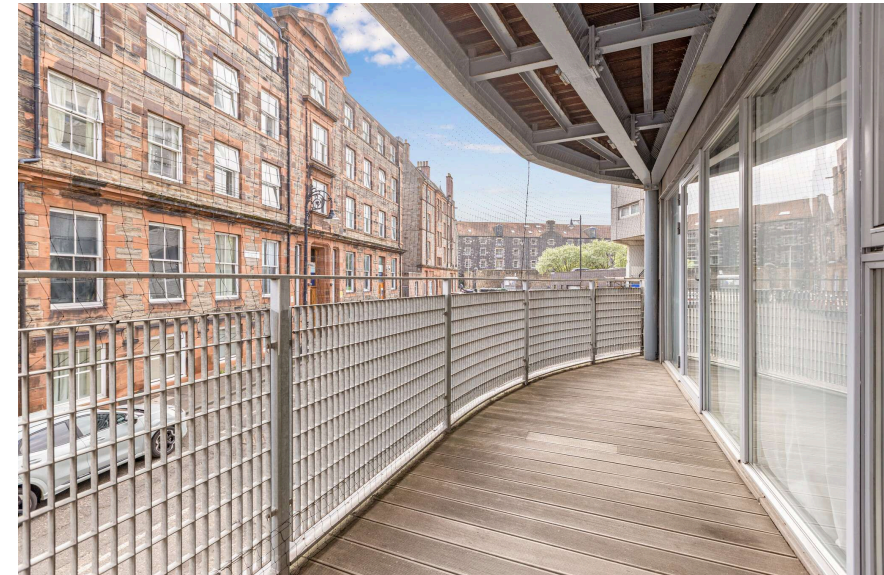
Tenure

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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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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