

COULTERS®

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3/19 COBURG STREET

THE SHORE, EDINBURGH, EH6 6ET

3 BED 2 BATH 1 PUBLIC



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TAKE A LOOK INSIDE

Occupying an exceptional penthouse position within the sought-after Coburg Wharf development, this outstanding three-bedroom apartment offers beautifully presented contemporary accommodation, spectacular outdoor space and panoramic views across Edinburgh's skyline. With an expansive private roof terrace, wraparound balcony and secure underground parking for two vehicles, this is a rare opportunity to acquire one of the development's most impressive homes.

KEY FEATURES



Exceptional penthouse apartment with three bedrooms.



Lift access and video entry system.



Private roof terrace and wraparound balcony.



Secure parking for two vehicles.



Positioned in the heart of The Shore.



Spectacular views.



EPC Rating - C



Council Tax Band - G



Flooded with natural light from extensive floor-to-ceiling glazing, the generous open plan sitting and dining room is undoubtedly the centrepiece of the property. Offering excellent proportions for both everyday living and entertaining, the space enjoys direct access to the roof terrace, seamlessly connecting the interior with the outdoors and framing far-reaching views across the city.

Situated adjacent to the living space, the contemporary kitchen is fitted with a range of stylish wall and base units, generous worktop space and a comprehensive selection of integrated appliances including a gas hob, extractor hood, oven, microwave, dishwasher and fridge/freezer.

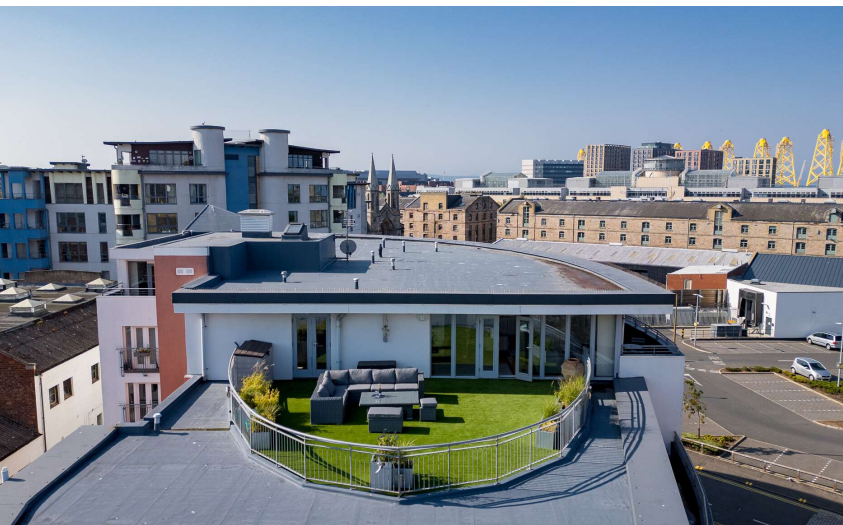


MORE INFORMATION

The principal bedroom is a particularly peaceful retreat, benefiting from fitted wardrobes, floor-to-ceiling windows with plantation shutters and a modern en suite shower room. Two further well-proportioned double bedrooms also feature fitted wardrobes offering flexible accommodation for family life, guests or home working. A spacious family bathroom, finished with a contemporary white suite and shower over the bath, completes the accommodation.

One of the property's defining features is the exceptional private outdoor space. The substantial roof terrace provides an outstanding setting for al fresco dining, entertaining and relaxing whilst enjoying uninterrupted views towards Edinburgh Castle, the city skyline and beyond. A further balcony extends the full width of the apartment, allowing each of the bedrooms to enjoy direct access to outdoor space.

Further benefits include gas central heating, double glazing, lift access, a secure video entry system, well-maintained communal grounds and stairwells, professional factoring, and a tandem underground parking space accommodating two cars.





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THE LOCAL AREA

Situated in the heart of The Shore, one of Edinburgh's most vibrant waterfront neighbourhoods, the property enjoys an enviable lifestyle with an outstanding selection of acclaimed restaurants, independent cafés, bars and artisan retailers quite literally on the doorstep.

The nearby Ocean Terminal provides further shopping, a cinema, gym and everyday amenities, while the picturesque Water of Leith Walkway and Leith Links offer excellent opportunities for walking, running and cycling.

The area is exceptionally well connected, with frequent bus services and the nearby tram providing direct access to the city centre, Edinburgh Airport and Newhaven. For those seeking leisure and wellbeing, David Lloyd Edinburgh is also within easy reach, offering first-class fitness, spa and swimming facilities.

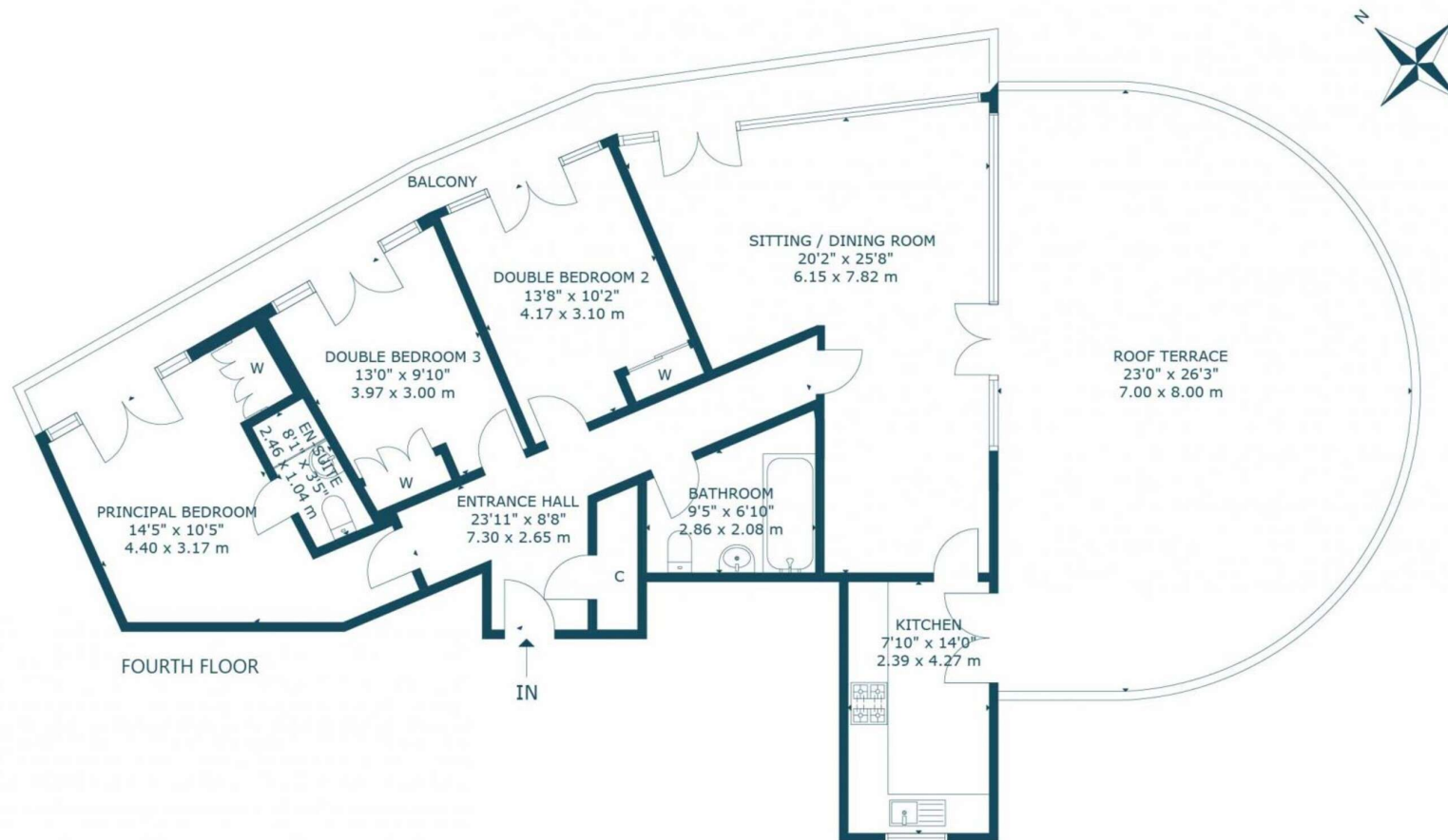
EXTRAS

All blinds, shutters, light fittings and integrated kitchen appliances are included in the sale. The curtains will be removed.

The development is factored by Aboveboard Homes for an approximate fee of £150 per month which includes buildings insurance.

HOME REPORT VALUATION: £560,000





3/19 COBURG STREET, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1205 SQ FT / 112 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.