



18/4 Tower Street  
THE SHORE | EDINBURGH | EH6 7BY

  
**warners**  
solicitors & estate agents



## 18/4 Tower Street

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Situated within the iconic Ice House development in the heart of Edinburgh's historic Leith waterfront, this impressive two bedroom flat offers stylish contemporary living with a wealth of character and superb local amenities close at hand. The property is well presented throughout and offers a modern interior with the charm of this sought after converted building.

The accommodation comprises a welcoming entrance hallway that leads to the main open plan living area perfect for relaxing or entertaining. The kitchen benefits from floor and wall mounted units with ample worktop space. The two double bedrooms both have built in storage space and the contemporary bathroom has a three piece suite and over the bath shower. The property further benefits from four large storage cupboards in the hall.

- Two bedroom second floor flat
- Converted listed building
- Accessed via a secure entry system
- Excellent storage space
- Close to local amenities and transport links
- Gas central heating and double glazing

Council Tax C. Energy Rating B.

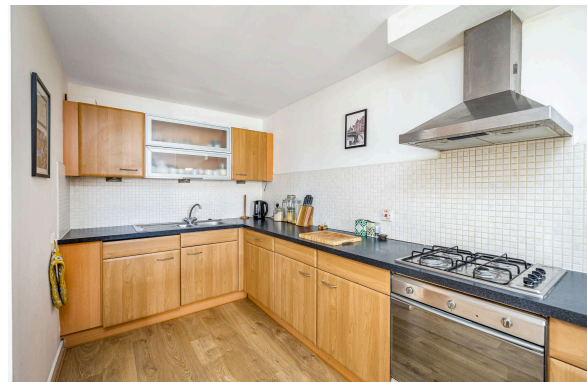
Factor fee payable to Ross & Liddell approx. £160 per month including buildings insurance, maintenance of stairways and lift.

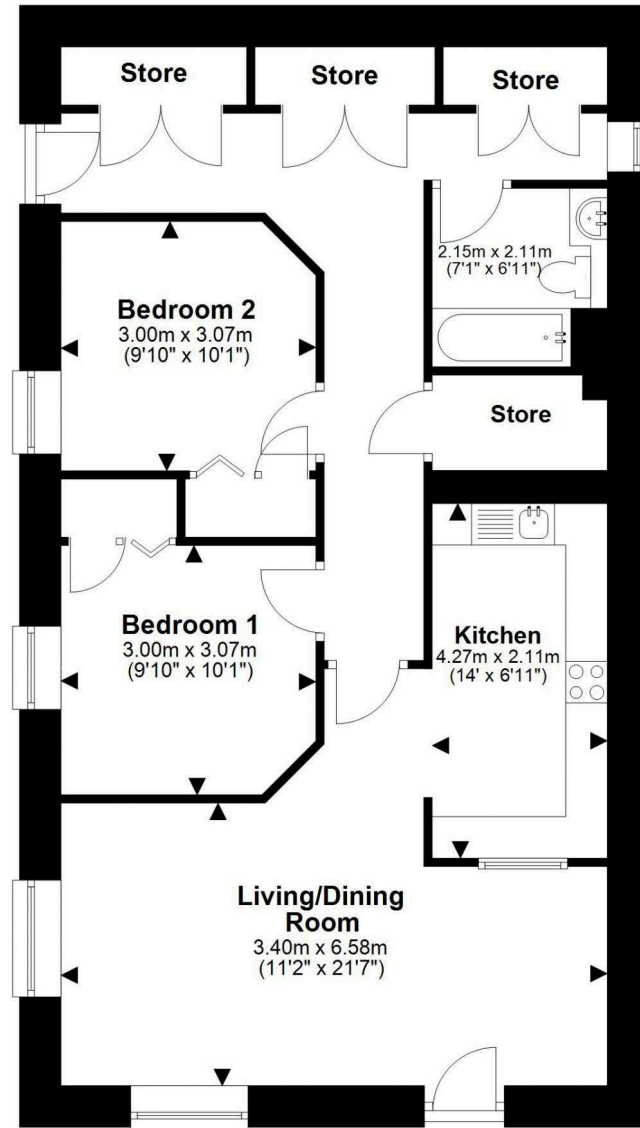
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances and blinds will be included in the sale.

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 neighbouring district also boasts no fewer than three 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 whilst a new Aldi supermarket has just recently opened on Commercial Street itself. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





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.