



The Shore

9/5 Tower Street, The Shore
EH6 7BX



Second Floor Flat - Buzzer 5

OFFERS OVER £260,000

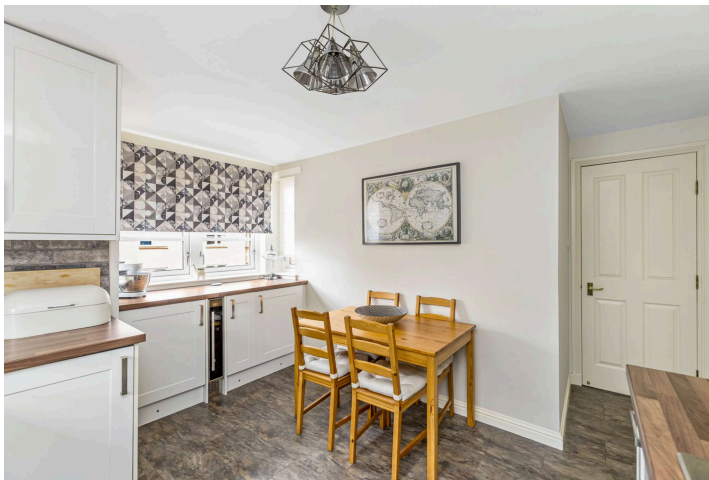
- Welcoming hallway
- Living room
- Dining kitchen
- Master bedroom with ensuite
- 2nd double bedroom
- Family bathroom

- Double glazing
- Gas central heating
- Allocated parking space
- Excellent transport links
- Upgraded by current owners



Viewings - by appointment call
Beveridge & Kellas on 0131 554
6321





Viewing is highly recommended of this 2 bedrooed second floor flat, conveniently situated in the trendy Shore area in Leith which offers a wide range of restaurants, bars and bistros. In addition, the nearby Ocean Terminal offers a range of High Street stores together with further restaurants and bistros, 24-hour gym and a multi-screen cinema. The New Kirkgate Shopping Centre offers a choice of shopping for daily needs. A good choice of public transport allows quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport.

Accessed via a secure shared stairwell, the flat opens to an L-shaped hallway with a built-in cupboard, Entryphone handset and the rest of the flat off. The well-proportioned living room is front facing and features twin windows allowing in plentiful natural light. The modern kitchen is also front facing and features base and wall units, and several integrated appliances including oven with gas hob, fridge, freezer, washing machine, dishwasher and a wine cooler. The rear facing master bedroom benefits from built in mirrored wardrobes and has an ensuite off. The ensuite has partially tiled walls, WC with concealed cistern, a wash hand basin within vanity unit, and a main powered shower. A second double bedroom can be found at the rear of the flat and also features a mirrored double wardrobe.

Completing the accommodation is a modern family bathroom which was upgraded by the current owners and comprises of a WC with concealed cistern, wash hand basin within a vanity unit, bath with overhead mains powered shower unit, and a heated towel rail.

Additional benefits include double glazing, gas central heating, an allocated parking space, zoned on street parking in the surrounding area and access to excellent transport links.

Factor - Trinity Factors 209 Bruntsfield Place, Edinburgh, EH10 4DH No deposit held Circa £90 per month

EXTRAS

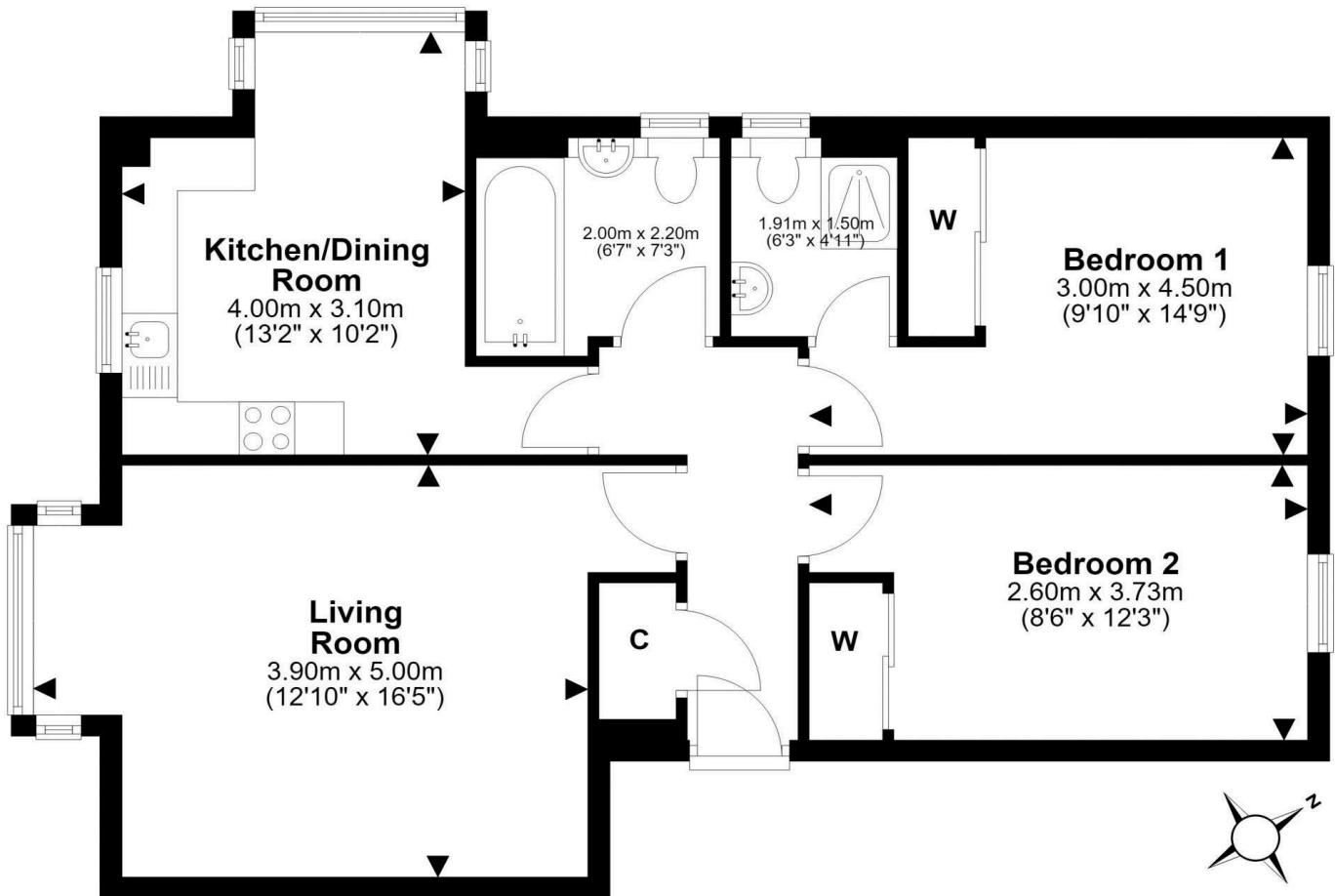
Extras: To include all white goods and blinds (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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