



54/5 Water Street

The Shore, Edinburgh, EH6 6SU



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Stylish 1 bedroom 2nd floor flat in The Shore area

- Sitting room/kitchen/dining
- Double bedroom with walk in wardrobe
- Shower room with 3 piece suite
- Ideal for a first buyer
- Excellent location close to The Shore
- Bright & well proportioned
- Well presented & in move in condition
- Secure entryphone system
- Gas central heating
- Predominantly double glazed



Offers Over:

£185,000



Further information can be found in the home report.

About the Property

Located in the popular Shore area this stunning 1 bedroom second floor flat offers a fantastic home ideal for a first time buyer.

Internally the property is bright and spacious throughout using thoughtful design and stylish decor to maximise space. it offers generous storage via two loft spaces above the bathroom and walk in wardrobe.

Further benefits include gas central heating and double glazing throughout with the exception of the window in the bedroom wardrobe.

Extras

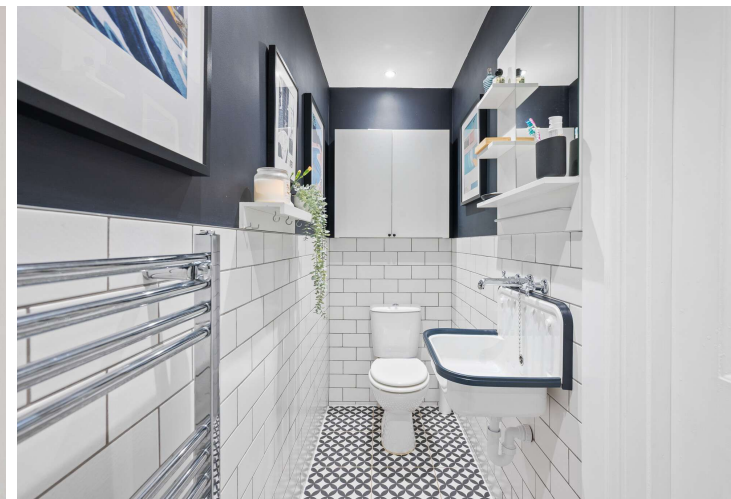
To include all fitted floor coverings, carpets, curtains, curtain poles & blinds, in addition to the white goods within the kitchen - oven, hob, cooker hood, fridge/ freezer & dishwasher. Please note the washing machine, bedroom shelves are not included.





📍 Location

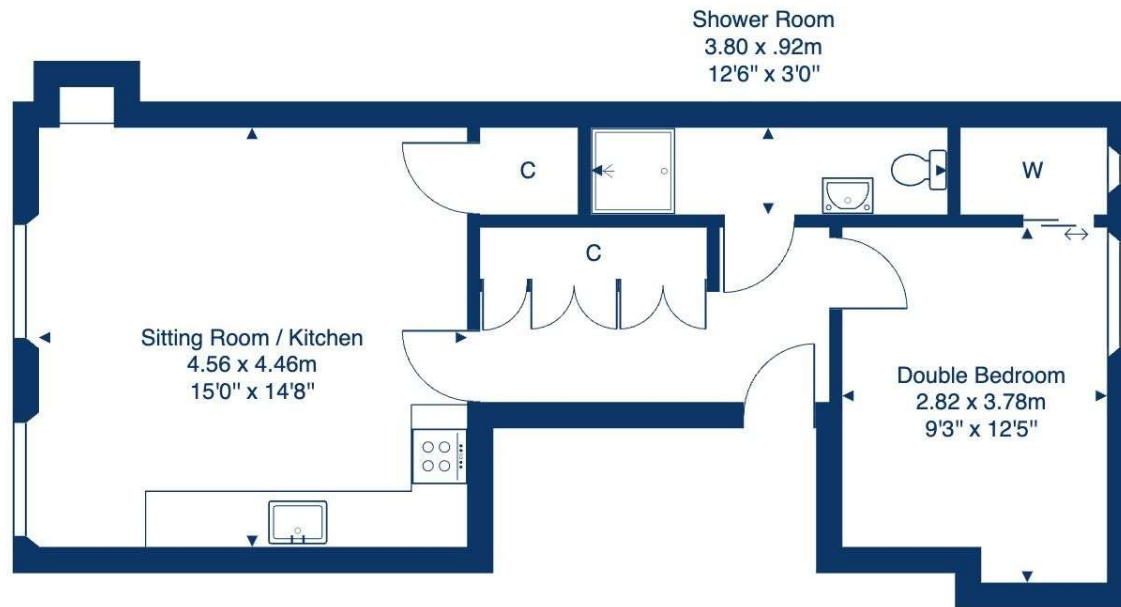
The Shore is a vibrant cosmopolitan area set around the mouth of the Water of Leith, offering a unique waterfront setting a short distance from the city centre. The area boasts a fantastic choice of quality eateries in nearby Leith including 3 Michelin-starred restaurants and numerous bars and cafes. Leith Victoria Swimming Centre is nearby and further recreational amenities can be found at Newhaven, including sailing and a David Lloyd gym and sports facility. The green open spaces of Leith Links and Pilrig Park are also close by. This area is conveniently located for the Scottish Executive building and Edinburgh College and there is an excellent bus & tram service to and from the city centre along with fantastic road links for commuting.





Floor Plan

54/5 Water Street, Edinburgh, EH6 6SU



Second Floor

Total Area: 45.4 m² ... 489 ft²

All measurements are approximate and for display purposes only.





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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.