



RALPH SAYER
SOLICITORS & ESTATE AGENTS

17/6 King Street

Leith, Edinburgh EH6 6TQ

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Forming part of an exclusive development, this beautifully presented two bedroom, two bathroom second floor apartment is located a short stroll from the vibrant 'Shore' district. Well connected to the city centre, serviced by excellent bus and tram service. Local amenities, can be found on Great Junction Street.

Access is via secure entry phone system with lift/stair access. On entering you are greeted by a generous hallway, with original and stylish built-in storage. Continuing through, you'll discover a bright and airy, living room, dining and kitchen, that enjoys a south-west aspect with a view of the castle from the box window. Perfect for entertaining and designed for both functionality and style, the kitchen has been re-designed to incorporate a dining bar which can seat up to six. Fitted sleek white cabinets are replete with integrated appliances.

This appealing apartment accommodates two comfortable bedrooms; tastefully-presented, with the master bedroom featuring built-in wardrobes and the luxury of an en-suite bathroom. Finally, a stylish shower room, completes the accommodation.



Property Summary

- A short stroll to the 'Shore' district
- Modern second floor apartment
- Spacious open plan living room, dining & kitchen
- Master bedroom with en-suite bathroom
- Further double bedroom with built-in wardrobe
- Stylish shower room
- Secure residents parking & shared central courtyard garden
- EPC Rating - B | Council Tax Band - E

Home Report Value - £250,000





Striking
apartment, a
stone's throw
from the
'Shore'





External: There is a well maintained communal central courtyard garden

Parking: Secure parking under flats at ground level.

The development is maintained by James Gibb; an approx. fee of £160/month; covers maintaining and cleaning the communal areas, maintaining the grounds, any general repairs and block buildings insurance.

Extras: fitted floors, blinds, and all fully integrated kitchen appliances, to be included in the sale.



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dream property!



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor

Approx. 81.8 sq. metres (880.4 sq. feet)



Location



THE SHORE

King Street is situated in the vibrant Shore area of Leith, in the historic port of Leith. A wealth of bars, cafes and Michelin starred restaurants, line the Water of Leith. Nearby is the Ocean Terminal Shopping Centre, offering high street shopping and includes a Pure Gym, Vue Cinema and moored alongside is the famous Royal Yacht Britannia and the head quarters of the Scottish Office. The wide open park of Leith Links, is nearby and a great social hub with local football clubs, children's playground, tennis courts and bowling greens. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness centre. The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. An excellent number of regular bus routes and the trams, service the area, with the trams taking you through the city centre and then west to the Gyle Business Park and Edinburgh airport.