

COULTERS[©]

1/6 WATERS CLOSE

THE SHORE, EDINBURGH, EH6 6RB

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

1/6 Waters Close enjoys an enviable position in the heart of Edinburgh's vibrant Shore district, one of the capital's most sought-after waterfront neighbourhoods. Surrounded by an excellent selection of independent cafés, acclaimed restaurants and bars and with the Water of Leith on the doorstep this beautifully presented third-floor apartment combines character, generous proportions and modern living in an outstanding location.

Accessed via a secure entry system, the property opens into an exceptionally spacious and welcoming entrance hall, setting the tone for the accommodation beyond. The impressive open plan kitchen, sitting and dining room is a wonderfully bright and sociable space, enhanced by high ceilings and large sash and case windows.

KEY FEATURES



Bright and airy third floor flat.



Spacious accommodation with two bedrooms.



Beautiful open views over the Water of Leith.



Permit parking in surrounding streets.



5 minute walk to the tram stop.



Excellent bars, restaurants and boutique shops.



EPC Rating - C



Council Tax Band - C





The contemporary kitchen is fitted with an excellent range of wall and base units together with an integrated gas hob, oven, fridge/freezer, dishwasher and washing machine, whilst there is ample space for both dining and comfortable seating.

There is a generously proportioned principal bedroom that enjoys twin windows that flood the room with natural light. A second bedroom makes an ideal space for guests or home working. A well-appointed bathroom completes the accommodation and comprises a bath with electric shower over, WC and wash hand basin. An attic space above the bathroom offers excellent storage.

The property further benefits from gas central heating (boiler only two years old), mainly timber double glazed windows, secure entry system and permit parking available on the surrounding streets.





THE LOCAL AREA

Situated approximately two miles north of Edinburgh's city centre, the vibrant Shore area was once a thriving port at the heart of the capital's maritime industry. Falling within a conservation area characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city.

The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food.

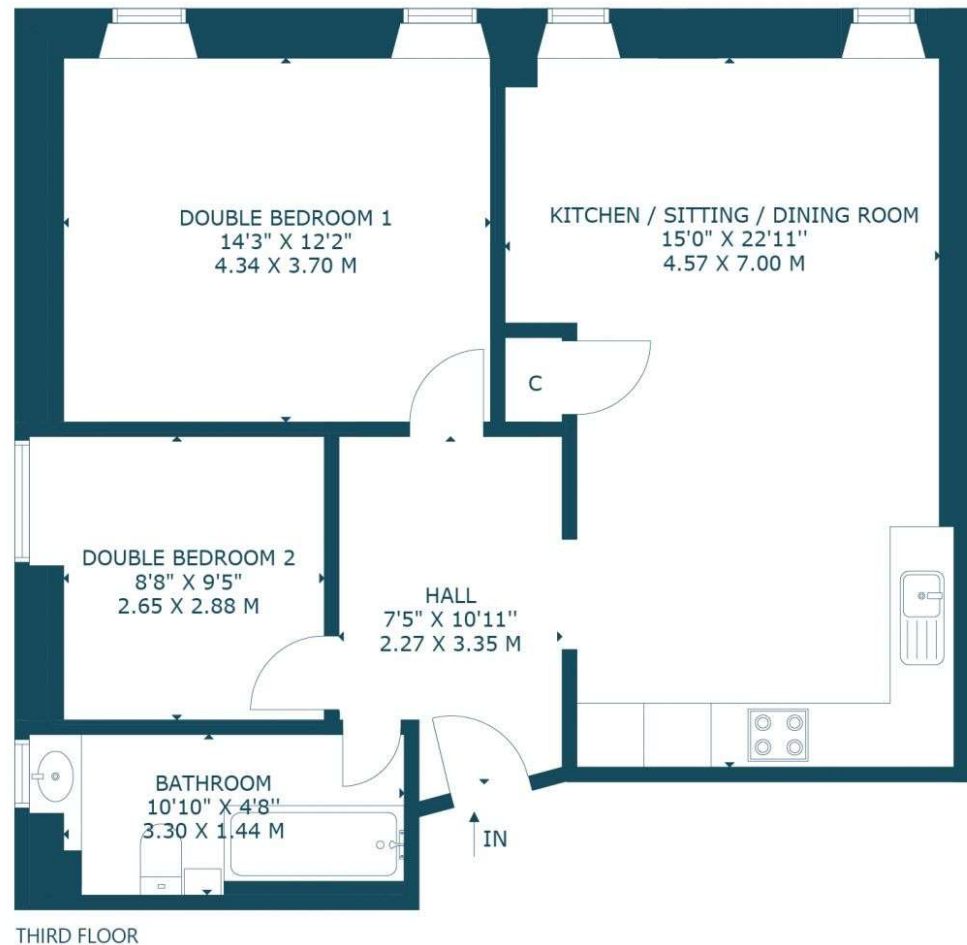
The Shore enjoys fantastic public transport links into the city centre and is just a five minute walk from the nearest tram stop. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

EXTRAS

All curtains, blinds, light fittings and white goods are included in the sale price. Other items may be available subject to separate negotiation.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 732 SQ FT / 68 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.