

47 (flat 2) Constitution Street, The Shore, Edinburgh, EH6 7BG



### Description

Rarely available and beautifully presented ground floor flat enjoying a quiet courtyard setting within an enviable position, only a short stroll from the Water of Leith and tram stop located adjacent. This superb two-bedroom flat boasts contemporary neutral interiors and well-designed living space which comes complete with direct access to a shared garden and private parking. Presented and maintained to a high standard throughout, recent works have included complete rewiring, new flooring and a new central heating system. Surrounded by contemporary bars and restaurants, there is abundance of boutique shops and services which means it's one of the most fashionable areas of the City.

- Hallway
- Open plan living/dining/kitchen with patio door to rear
- Two bedrooms
- Stylishly appointed bathroom consisting of a white suite with shower attachment
- Useful box/utility cupboard
- Gas central heating and double glazing
- South-facing communal garden to rear

### Extras

The light fittings, and multi fuel cooker with hood are included. Additional items of furniture may be available by separate negotiation.

### EPC Rating: C

### Price and Viewing

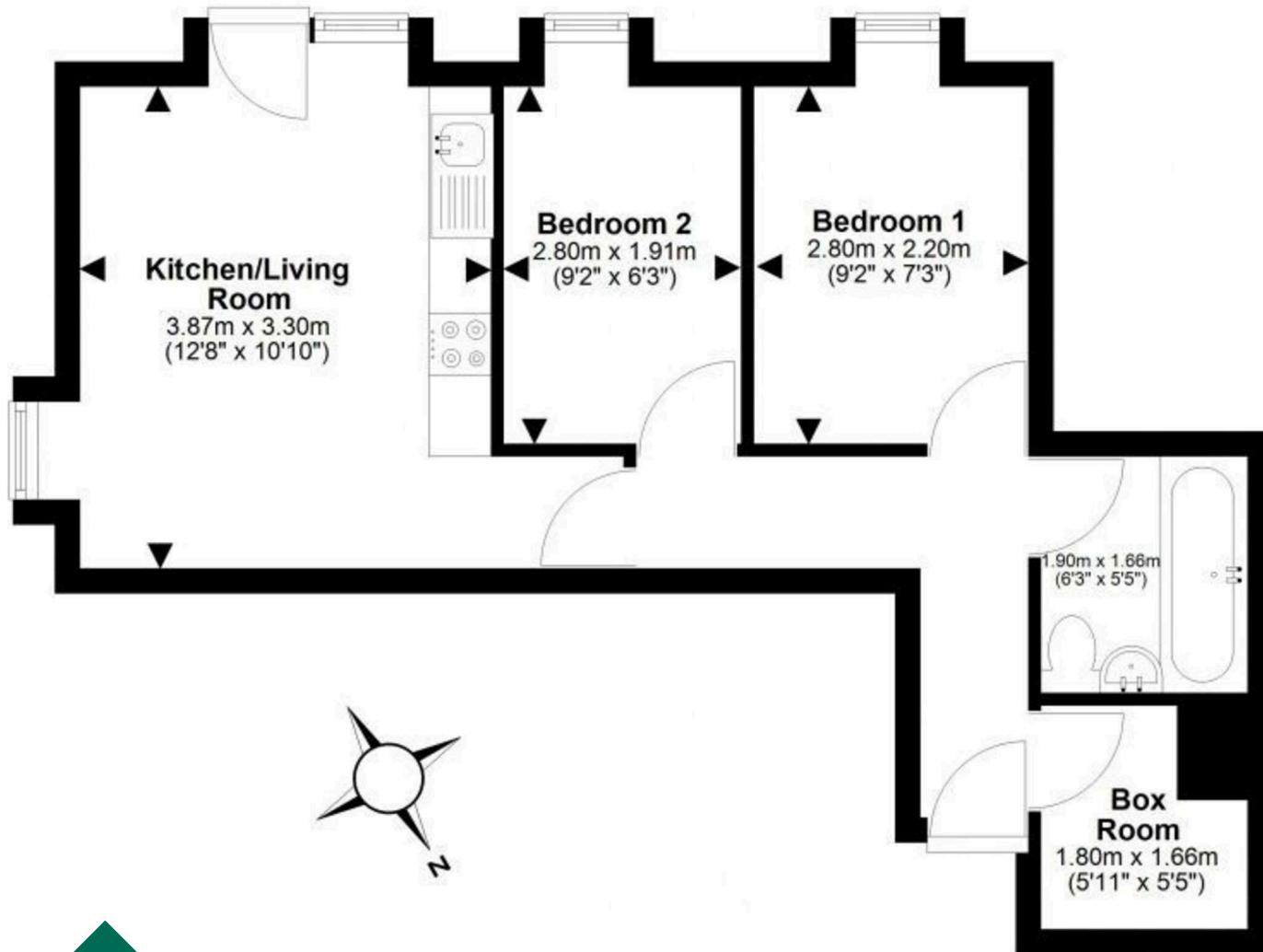
For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

The vibrant and cosmopolitan area of The Shore in Leith, voted as one of the best places to live by The Times in recent years, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home a multiscreen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. The area is well served with schooling for all ages and for the fitness enthusiast, Leith Victoria Swim Centre and David Lloyd Health Club are nearby. The area also benefits from an excellent public transport system with 24-hour buses and tramline adjacent.





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**espc**