












Fixed Price

**£250,000**

## 8/4 Constitution Street

The Shore | Edinburgh | EH6 7BT

A fantastic opportunity has arisen to purchase this impressive, truly stunning first floor apartment which is quietly located to the rear of this modern development, overlooking the communal roof terrace garden. Set in the heart of The Shore, one of Edinburgh's most sought-after districts, the property is surrounded by superb amenities and transport links with The Shore Tram Stop within easy walking distance.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift & Stair Access
-  Secure Residents Parking
-  Communal Roof Terrace Garden
-  EPC Rating – C
-  Council Tax Band – D
-  Single Garage Available (by separate negotiation)



## Description

The accommodation comprises; secure entry system, lift and stair access, welcoming entrance hallway with useful storage, light and airy twin window reception room, open plan modern fitted kitchen with integrated appliances, well proportioned principal bedroom with fitted wardrobes and en-suite shower room, good sized second double bedroom and bathroom with three-piece suite. The property further benefits from double glazing, electric heating and hot water system (new water tank installed in 2023).



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Parking

Externally, the development benefits from a secure 'courtyard' to the rear, where there is allocated resident parking and a lovely communal roof terrace garden.

## Garage

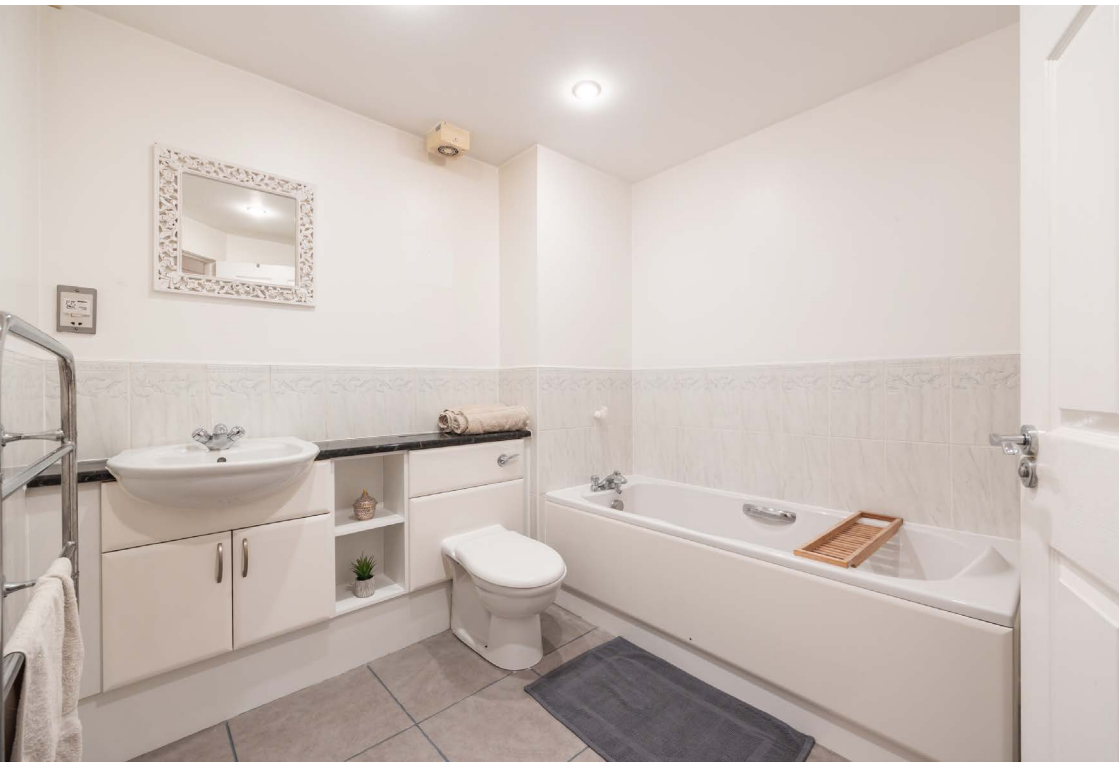
There is also a single garage available by separate negotiation.

## Factor

The development is managed by Ross & Liddell for circa £100 per month. This includes cleaning and maintenance of communal areas, lift and block buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.





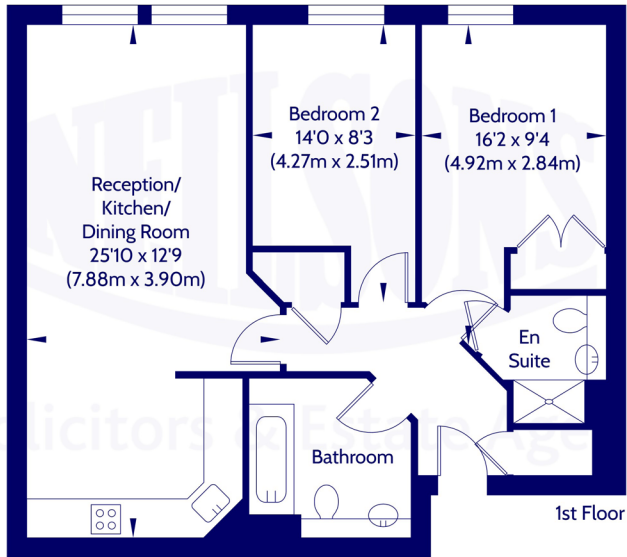
## Location

The property sits within The Shore area, once a thriving port at the core of the capital's maritime industry and now characterised by an enviable selection of cafes, independent shops, bars, and award-winning restaurants. On Saturdays, Leith Market offers fresh provisions and produce, street food, and wares from local artists. Nearby Ocean Terminal includes a variety of shopping and leisure facilities, high-street shops, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Water of Leith walkway and cycle route is close at hand and parks and green spaces are also nearby, including Leith Links. Excellent public transport by bus or tram (The Shore Tram Stop within easy walking distance) provides swift access to the city centre, surrounding areas and Edinburgh International Airport.





Approx. Gross Internal Floor Area 67 Sq M / 718 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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