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Offers Over
£290,000

7/3 Dock Street

The Shore | Edinburgh | EH6 6HU

A bright and generously proportioned first floor flat, quietly located in a small development in the fashionable Shore district of Leith providing beautifully presented accommodation in move-in condition with suntrap balcony, offering an ideal first-time buy and offered to the market chain-free.

-  2 Bedrooms
-  1 Reception Room
-  2 Bathrooms
-  Balcony
-  Lift
-  Allocated Parking
-  EPC Rating - B
-  Council Tax Band - F



Description

Enjoying a superb location within an attractive modern development this stylish apartment is located on the first floor accessed via a secure and well-maintained stair with lift access. The front door opens to a wide and welcoming hallway with three large storage cupboards. The split plan accommodation of the reception room and kitchen offers the ideal space for entertaining with ample space for living and dining furniture and the kitchen area is fitted with a good range of wall and base units with integrated oven, hob and cooker hood, fridge freezer, dishwasher and the washing machine also included in the sale. A suntrap balcony offers the ideal spot for relaxing or al-fresco dining during the warmer months. There are two generous double bedrooms, both with built-in wardrobes with the principal bedroom having a recently upgraded en-suite shower room. The modern family bathroom has also been upgraded and is fitted with a white suite and over bath shower. Benefits on offer include gas central heating (new combi boiler in 2025) and full double glazing.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Note

This property has been virtually staged to illustrate how the rooms may look when furnished and to demonstrate possible layout options. Please note that the property is currently empty, as shown in the accompanying "before" images, which have also been provided for reference.

Gardens, Parking and Factor

In addition to the private balcony, the building has a central communal garden with covered bike storage. An allocated parking space is located to the front of the building. The building and grounds are maintained by James Gibb Factors at a cost of approximately £175 per calendar month, reviewed annually. This included buildings insurance, lift maintenance and insurance, stair cleaning and lighting and maintenance of the communal grounds.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

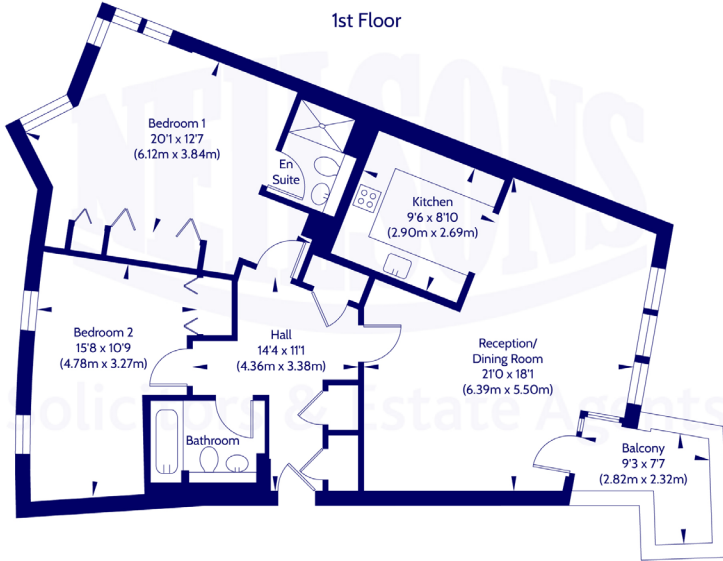
The cosmopolitan Shore district of Leith, to the north of Edinburgh City Centre is frequently voted as one of the coolest places in the UK to live. This waterside area boasts a wealth of highly regarded cafes, bars and restaurants with convenient shops and services in easy walking distance of this property including an Aldi supermarket. Excellent public transport by bus or tram provides swift access to the city centre, the airport and surrounding areas and an abundance of recreational facilities are available close by including the Victoria Swim Centre, a choice of gyms and the Ocean Terminal complex with further shops, restaurants and a multi-screen cinema. Excellent local schooling is available from nursery to secondary level, with the property falling within the catchment area of both Trintiy Primary and Trinity Academy. The Water of Leith walkway and cycle route is close at hand and attractive parks and green spaces are also within easy reach.





Approx. Gross Internal Floor Area 91 Sq M / 976 Sq Ft.

1st Floor



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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