



Quiet, and well-maintained

Two-bedroom, top floor flat



Set within a quiet and well-maintained development on the edge of Edinburgh's historic and vibrant Shore, this lovely bright two-bedroom top-floor flat enjoys an enviable setting with attractive views over the Water of Leith. The property is accessed via a courtyard with residents' parking and leads to neatly maintained communal grounds with attractive planting, right on the banks of the Water of Leith - an ideal spot to sit and enjoy the outlook. The accommodation is presented in walk-in condition and comprises a welcoming hallway with a generous walk-in cupboard, additional storage housing the meters, and access to a large partially floored attic. The bright and sunny living room benefits from a double-aspect outlook, allowing natural light to flood the space, and leads through to a well-appointed kitchen fitted with modern units, attractive tiling and appliances. There are two well-proportioned double bedrooms, both featuring fitted wardrobes, providing excellent storage. The bathroom is stylishly finished and includes a bath, separate shower cabinet and a distinctive feature wash hand basin. With its fantastic location, peaceful surroundings and beautiful waterside views, this appealing flat offers an excellent opportunity to enjoy comfortable living close to the vibrant amenities of The Shore while still benefiting from a tranquil setting.

Key Features

Communal entrance

Hall, with storage

Living room

Kitchen, upgraded 2023

Two double bedrooms

Bathroom

Attic

Gas central heating, new boiler 2023

Triple glazing, new 2024

Communal grounds

Residents parking with permit and visitors permit

Factored by James Gibb - approx. £175 per quarter for the maintenance of common areas and buildings insurance



The Shore

Ideally placed in the vibrant Shore area with its Michelin Star restaurants, bistros, bars & cafes and a range of local shops, Ocean Terminal with its cinemas, restaurants & quality shops and cultural attractions such as Custom Lane and Leith Theatre. There is also a local Farmers Market, a Sainsbury Local and an Aldi nearby, an Asda along at Newhaven and a Tesco at the foot of Easter Road. The flat is well located for Leith Links, walks along the Water of Leith, New Kirkgate Shopping Centre and Leith Victoria Swim & Fitness Centre. Regular bus services travel to the city centre and other parts of Edinburgh. The Leith to city centre walkway and cycle path is also close at hand. The tram connects the area directly to the city centre and as far as Edinburgh Airport.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, washing machine, fridge and a freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

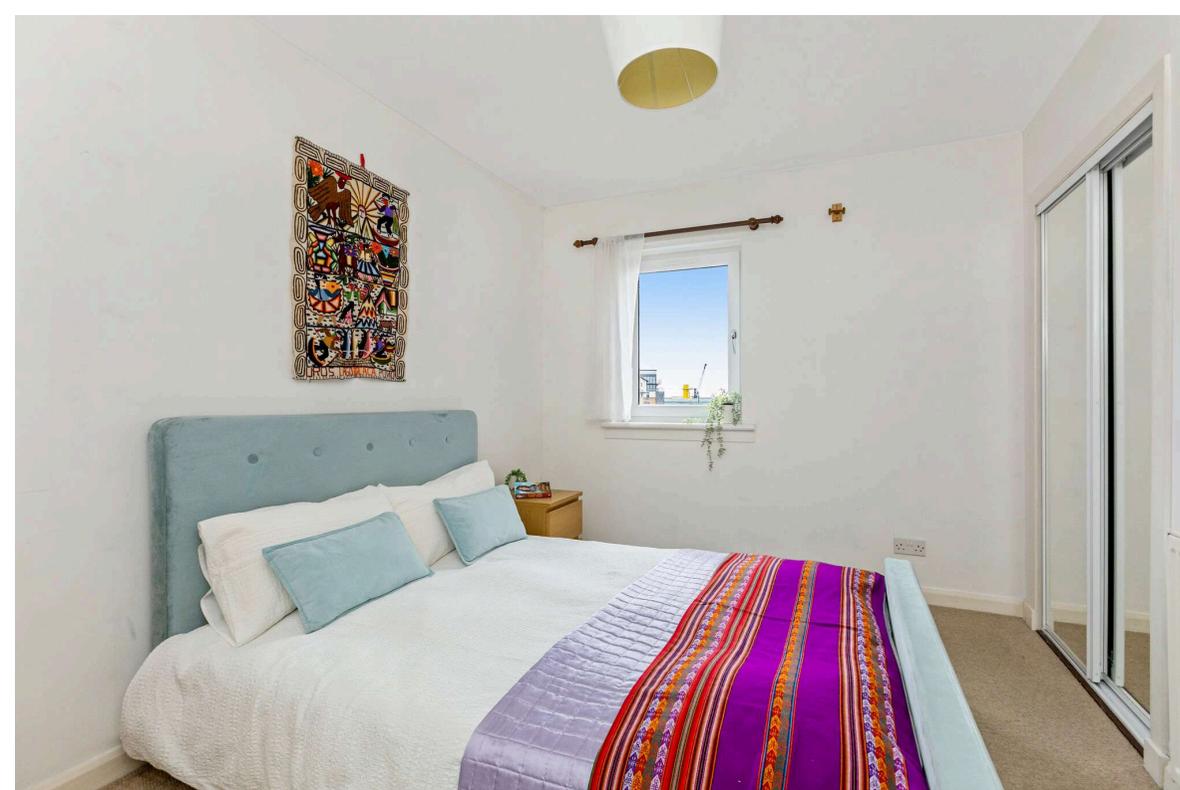
£260,000

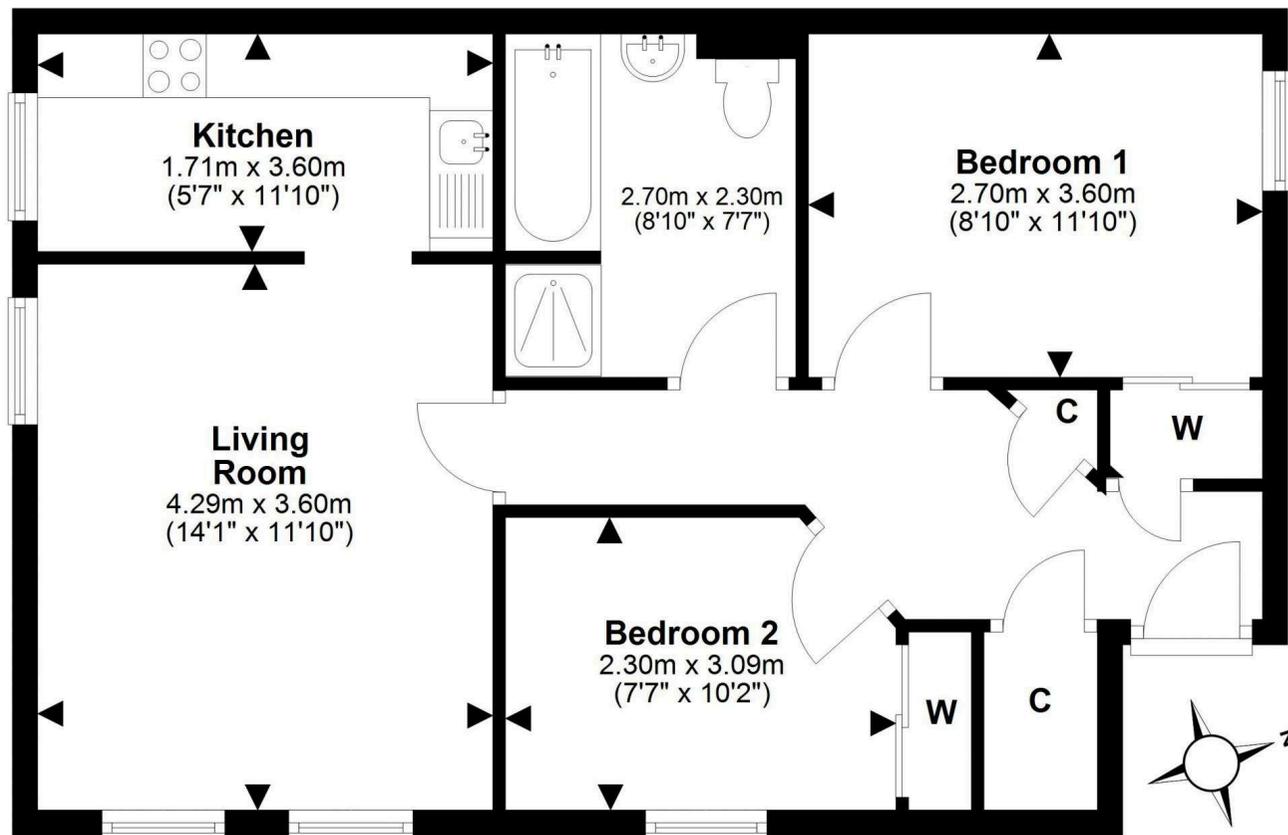
EPC Rating

C

Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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