
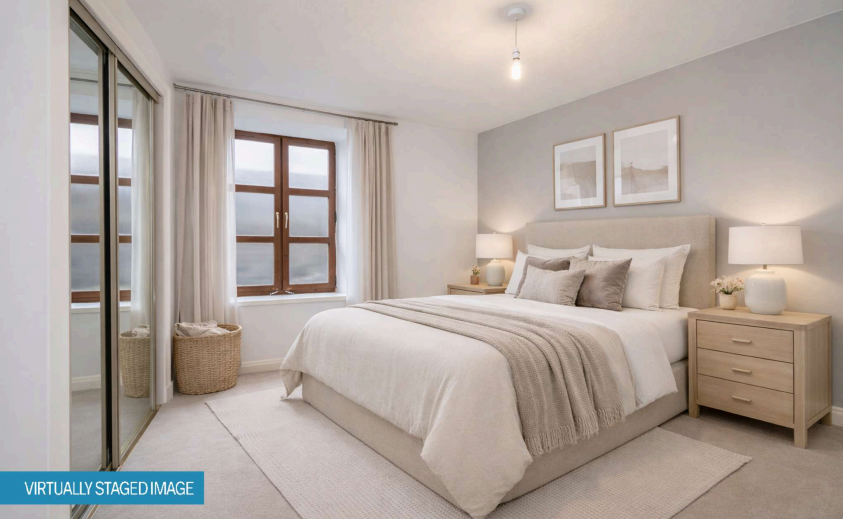


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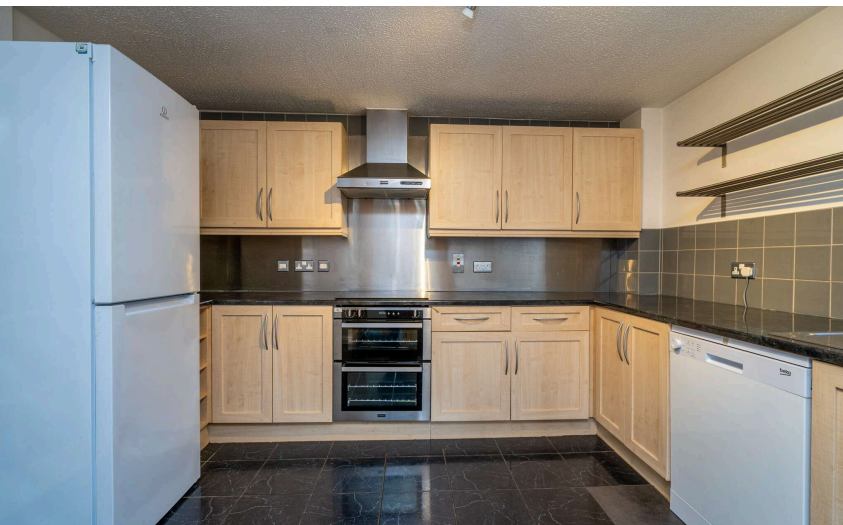
56/8 TIMBER BUSH

THE SHORE, EDINBURGH, EH6 6QH

 3 BED  2 BATH  1 PUBLIC



VIRTUALLY STAGED IMAGE



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TAKE A LOOK INSIDE

Set within a beautifully converted B-listed bonded warehouse, this impressive third-floor apartment offers exceptionally spacious accommodation in one of Edinburgh's most sought-after waterfront locations. Tucked away on a charming cobbled street within a peaceful courtyard setting, the property enjoys a tranquil position while being just moments from the vibrant cafés, restaurants, bars and waterfront walks that make The Shore such a desirable place to live.

Accessed via a secure entry system with lift from the first floor and stair access, the apartment opens into a generous and welcoming reception hall. The heart of the home is the expansive open-plan sitting and dining room, complete with a wood-burning stove, a nice blend of modern and historic elements that reflect the buildings rich heritage. Overlooking the attractive courtyard, this superb living space is ideal for both relaxing and entertaining, with double doors leading through to the kitchen, which can also be accessed directly from the hall.

KEY FEATURES



Third floor flat located in the popular Shore area.



Situated within a converted warehouse.



5 minute walk to the tram stop.



EPC Rating - D



Three spacious double bedrooms, one with an en-suite.



Permit residents car park.



Excellent bars, restaurants and boutique shops.



Council Tax Band - F



To the rear of the property, overlooking a second courtyard, are three well-proportioned double bedrooms. The impressive principal bedroom offers grand proportions, extensive built-in wardrobes and an en-suite shower room. Two further double bedrooms are served by a fully tiled bathroom.

The property further benefits from double glazing and electric heating throughout plus a lockable bike store that can be accessed from both the street and internally. Externally, residents enjoy ample permit parking within the courtyard. Combining character, space and a wonderfully peaceful setting, this is a rare opportunity to acquire a distinctive home just a short stroll from the very best of The Shore, with its renowned dining scene, independent retailers, waterfront attractions and excellent transport links into the city centre and Edinburgh Airport.





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. 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 area is exceptionally well served by local amenities, including nearby Sainsbury's and Aldi supermarkets, while the popular Ocean Terminal development offers a range of retail, leisure and dining facilities. Outdoor enthusiasts can take advantage of the picturesque walking and cycling routes along the Water of Leith, as well as an extensive network of cycle paths connecting to Edinburgh city centre and beyond. The area also ideally situated for families, with a selection of highly regarded primary and secondary schools within easy reach, making it a superb location for a wide range of buyers.

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 fitted flooring and white goods are included in the sale price.

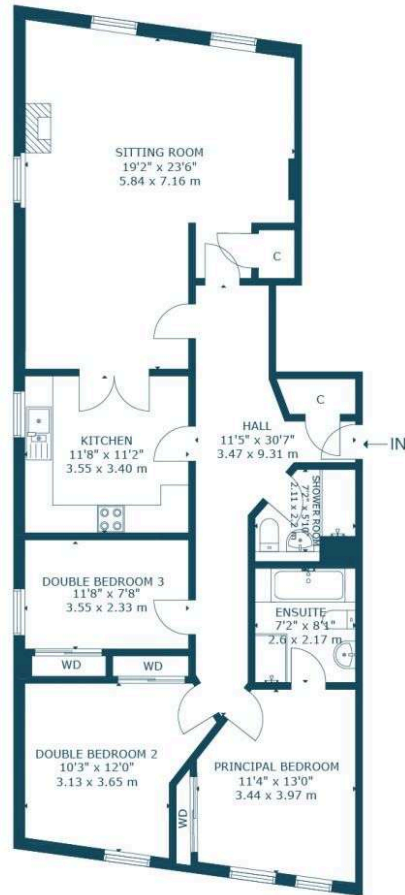
The building is factored by James Gibb at a cost of £175 a month.



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THIRD FLOOR

56/8 TIMBER BUSH, EDINBURGH, EH6 6QH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,377 SQ FT / 128 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.