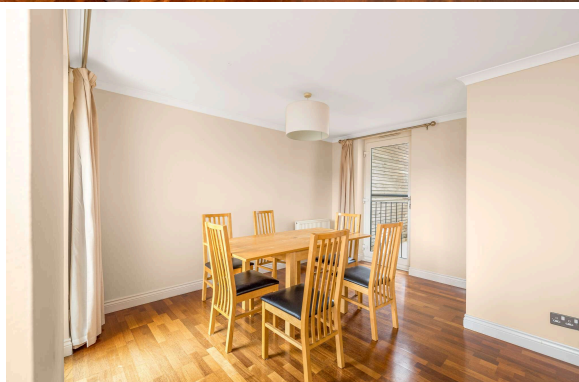




3/11 Constitution Place
THE SHORE | EDINBURGH | EH6 7DL

warners
solicitors & estate agents



3/11 Constitution Place

THE SHORE | EDINBURGH | EH6 7DL

Set in a quiet, tree lined, modern development in the heart of The Shore, moments from some of the city's finest bars, restaurants and cafes and close to the new tram stop is this immaculately presented third floor apartment. Surrounded by manicured communal grounds, abundant resident's parking and communal bike storage the property boasts a balcony, lift access, gas central heating and double glazing and would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming and wide entrance hallway with two storage cupboards, a large lounge with a south facing balcony with French doors and generous dining space, a contemporary breakfasting kitchen with attractive units, a corner aspect master bedroom with built-in wardrobe and elegant en-suite shower room, two further well-proportioned double bedrooms and the flat is completed by a stylish main bathroom with shower over bath.

- Modern third floor apartment with windows in all aspects
- Heart of the Shore location, close to the waterfront
- Welcoming hallway with ample storage cupboards
- Bright lounge with balcony and generous dining space
- Three large double bedrooms
- Two stylish bathrooms
- Double glazing and Gas central heating

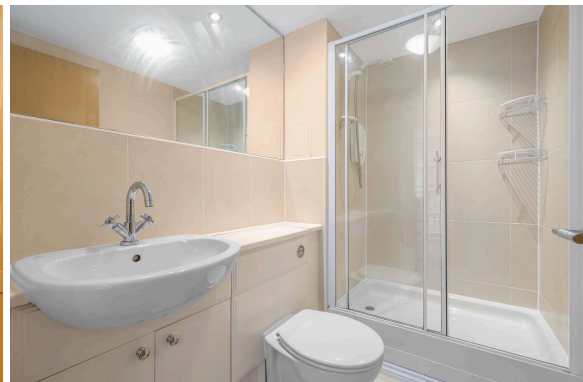
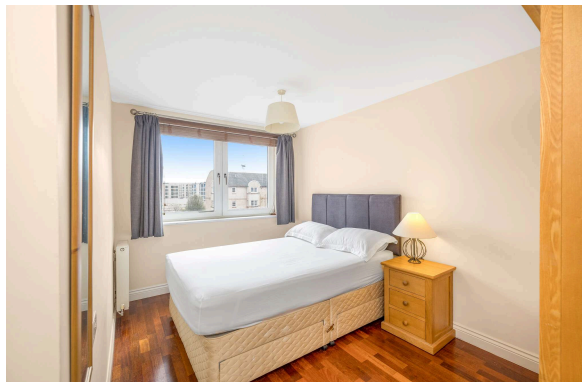
Council Tax: F , Energy Rating: B
Factor payable to James Gibb Property Management Ltd.
Approx. £420 per quarter.

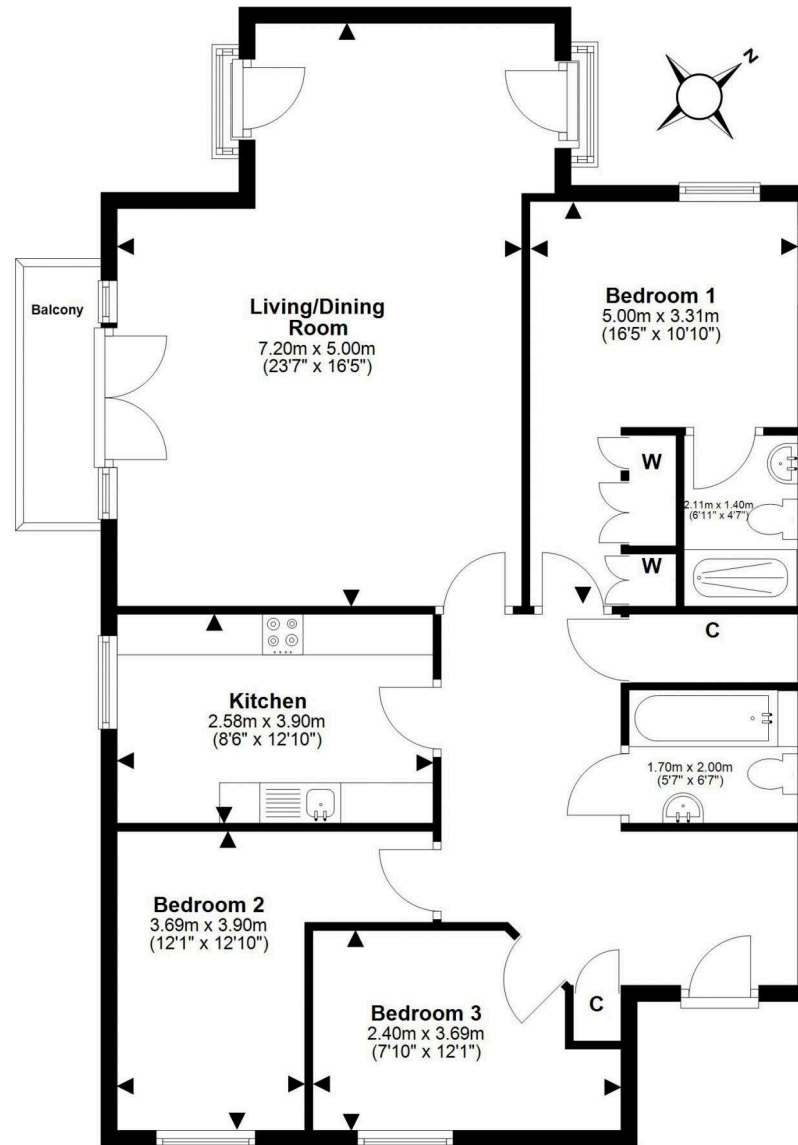
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures and fittings, oven, hob, fridge, washing machine, curtains, and blinds.

The vibrant and cosmopolitan area of Leith and The Shore, voted as one of the best places to live by The Times in 2019, 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 Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of street food events and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, 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. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. The area offers excellent schools from nursery to tertiary level. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh Airport.





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.