



COULTERS<sup>©</sup>



# 42/21 SHORE

THE SHORE, EDINBURGH, EH6 6QU

 2 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

Just off the Water of Leith, but peacefully set back from the road, this charming two-bedroom apartment occupies a highly desirable position in the heart of popular, The Shore. The property is located within an A-Listed sandstone tenement, a former Warehouse, noted by Historic Environment Scotland to be "one of the oldest and the architecturally most distinctive warehouses in Edinburgh, if not Scotland".

With lift access, the property is situated on the fifth floor which gives it a very peaceful position with a pleasant outlook and impressive, direct views of Edinburgh Castle.

## KEY FEATURES



Top floor flat with lift access.



Two double bedrooms.



Direct views of Edinburgh Castle.



Permit parking in surrounding streets.



5 minute walk to the tram stop.



Excellent bars, restaurants and boutique shops.



EPC Rating - D



Council Tax Band - D



The accommodation is well-presented throughout and has a rare triple aspect that makes the property particularly bright and airy. It comprises: an entrance hallway with storage cupboard; charming sitting room with space for dining furniture; a practical fitted kitchen; two double bedrooms each with built-in mirrored wardrobes; and a stylish bathroom with three piece suite and over-bath shower.

Electric heating and double glazing have been fitted within the property and there is also a substantial loft space.

The building is factored by James Gibb for an approximate cost of £315 per quarter which includes buildings insurance.





## 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. Falling within a conservation area 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 Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food.



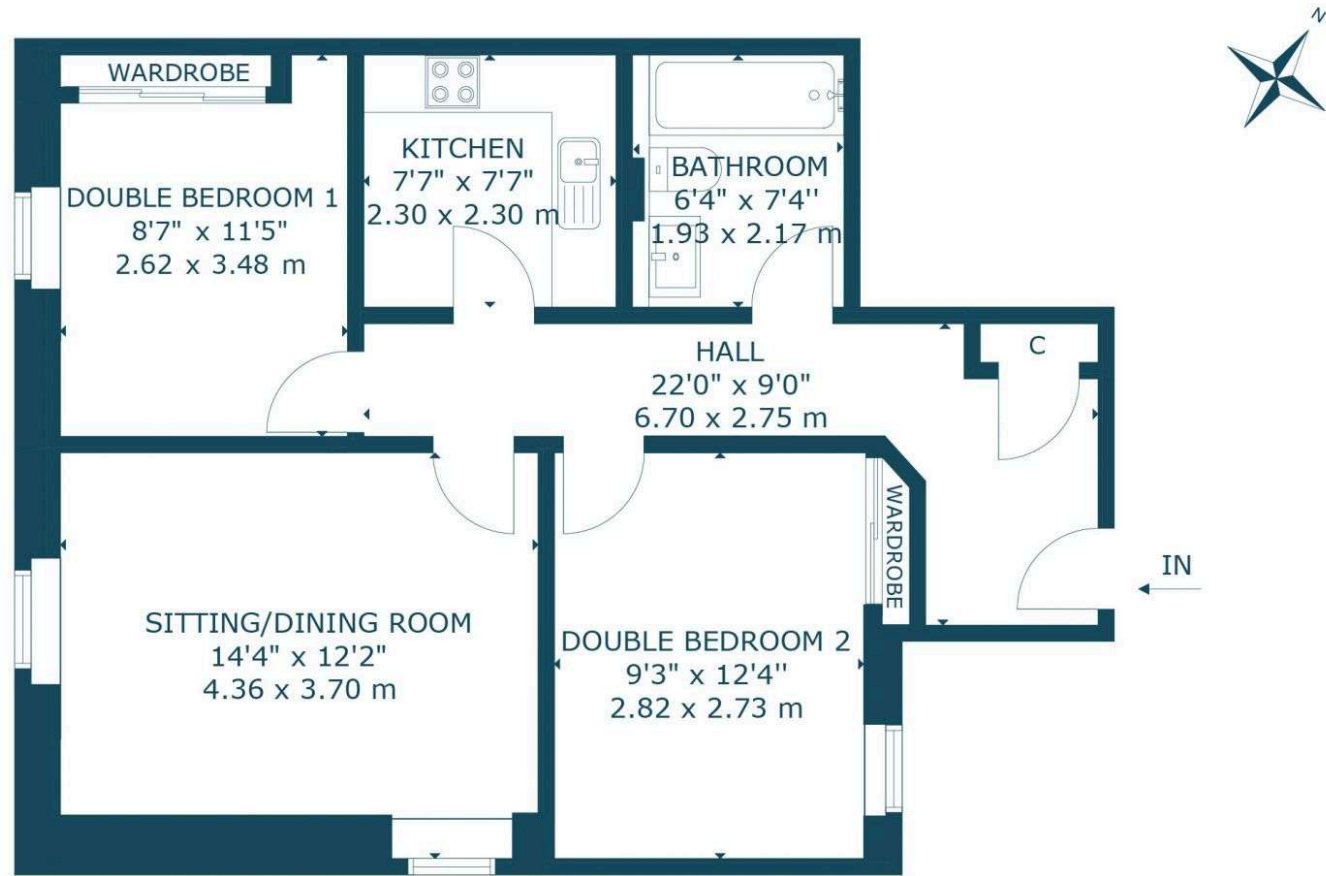
The Shore enjoys fantastic public transport links into the city centre and is just a five minute walk from the nearest tram stop. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

## EXTRAS

All fitted flooring, blinds, light fittings and kitchen appliances are included in the sale price. Other items may be available subject to separate negotiation.

**HOME REPORT VALUATION: £240,000**





FIFTH FLOOR

42/21 SHORE, LEITH, EDINBURGH, EH6 6QU  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 642 SQ FT / 60 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## GET IN TOUCH

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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.