

COULTERS[®]

80/3 SHORE

THE SHORE, EDINBURGH, EH6 6RG

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Beautifully positioned on the waterfront, this bright and well-proportioned third floor apartment forms part of a modern, lift-served development overlooking the Water of Leith. Enjoying direct, open views along the water in both directions, the property offers a rare sense of calm in the heart of The Shore, with its excellent restaurants, cafés and amenities just a short stroll away.

The exterior of the building has recently undergone a full refurbishment, with all elevations freshly repainted to create a smart and well-maintained appearance. The development also benefits from a secure video entry system.



The interior of the flat has been thoughtfully upgraded by the current owners. Recent works include complete redecoration, new flooring throughout (with the exception of bedroom two), and refurbishments to both the main bathroom and the en-suite shower room.

The open plan sitting/dining room is a generous and inviting space, with large multi-pane windows that frame the attractive waterfront aspect and fill the room with natural light. There is ample room for both dining and relaxation, making it an ideal environment for everyday living and entertaining.

KEY FEATURES



Third floor flat located in the popular Shore area.



Wonderful views over the Water of Leith.



Lift access.



Allocated parking space.



5 minute walk to the tram stop.



Excellent bars, restaurants and boutique shops.



EPC Rating - B



Council Tax Band - E





The adjoining kitchen is fitted with modern wall and base units and includes a built-in dishwasher and washing machine, along with a new gas hob.

There are two well-proportioned double bedrooms, each with fitted wardrobes. The principal bedroom features a newly upgraded en-suite shower room, while the separate main bathroom (also recently renovated) serves guests and the second bedroom. Gas central heating and double glazing have been fitted within the property.

The building is factored by Trinity Factors for an approximate cost of £300 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 the Leith conservation area, this popular part of the city is 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

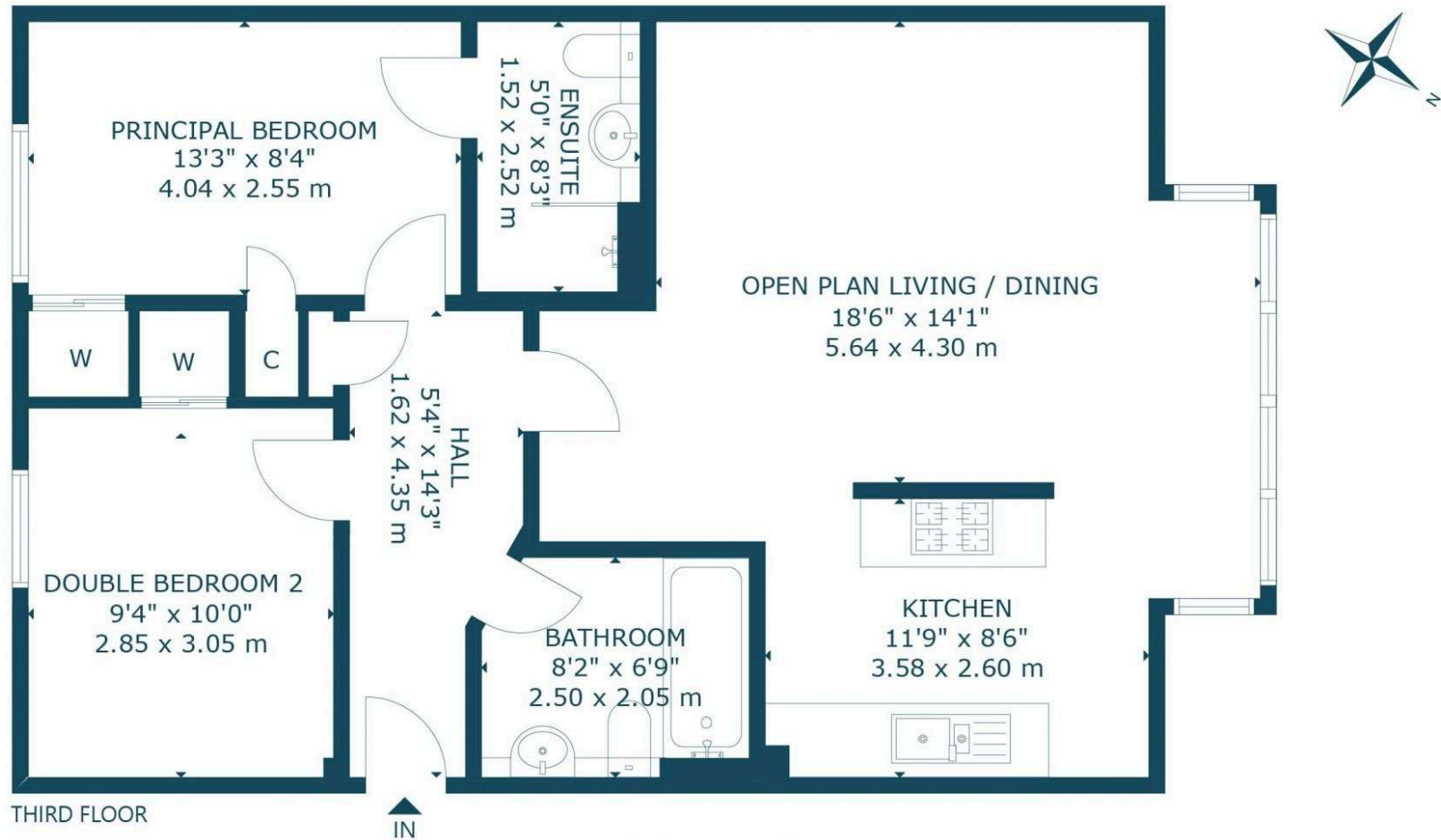
All fitted flooring, blinds, light fittings and integrated appliances are included in the sale price. Other items may be available subject to separate negotiation.



HOME REPORT VALUATION: £300,000



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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 835 SQ FT / 78 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.