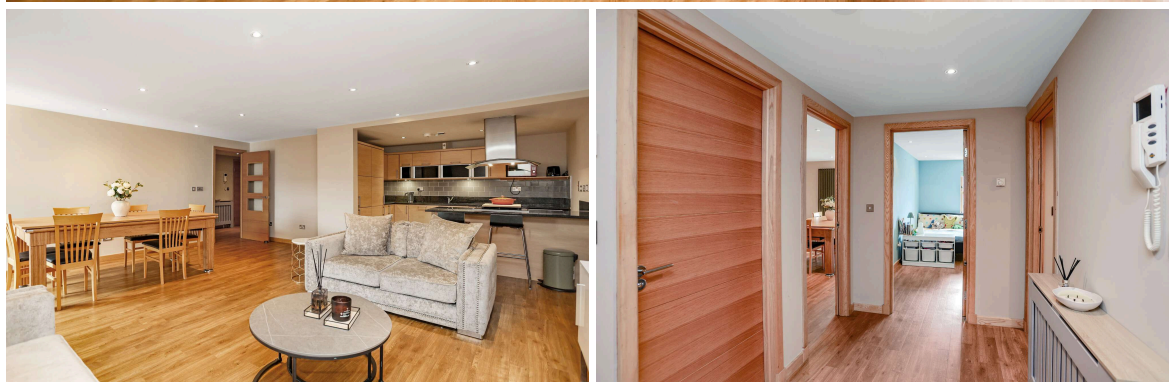




33/41 Water Street
THE SHORE | EDINBURGH | EH6 6SZ


warners
solicitors & estate agents



33/41 Water Street

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Spanning over an impressive 1,065 square feet this spacious fourth floor apartment is nestled in a historic B listed former Whisky Bond that has been stylishly converted into modern energy efficient homes whilst retaining its period charm. Boasting lift access, a communal decked terrace, gas central heating, double glazing and ample on street permit parking the property is moments from the waterfront and excellent bars, cafes and restaurants that The Shore has to offer.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright open plan lounge/kitchen with a contemporary kitchen section with breakfast bar, generous dining space, a master bedroom with double built-in wardrobes and elegant en-suite shower room, a second well-proportioned double bedroom with built-in wardrobe and the flat is completed by an exquisite main bathroom with shower over bath.

- Historic B listed building converted into stylish apartments
- heart of Leith and The Shore location
- Lift access and communal decked terrace
- Welcoming hallway with deep storage cupboard
- Bright open plan lounge/kitchen
- Two large double bedrooms with built-in wardrobes
- Two stylish bathrooms
- Gas central heating and double glazing.

Energy Rating B. Council Tax E.

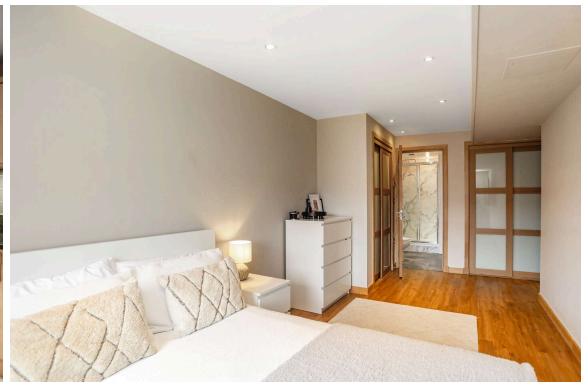
Factor payable to Charles White, approx £150 per month.

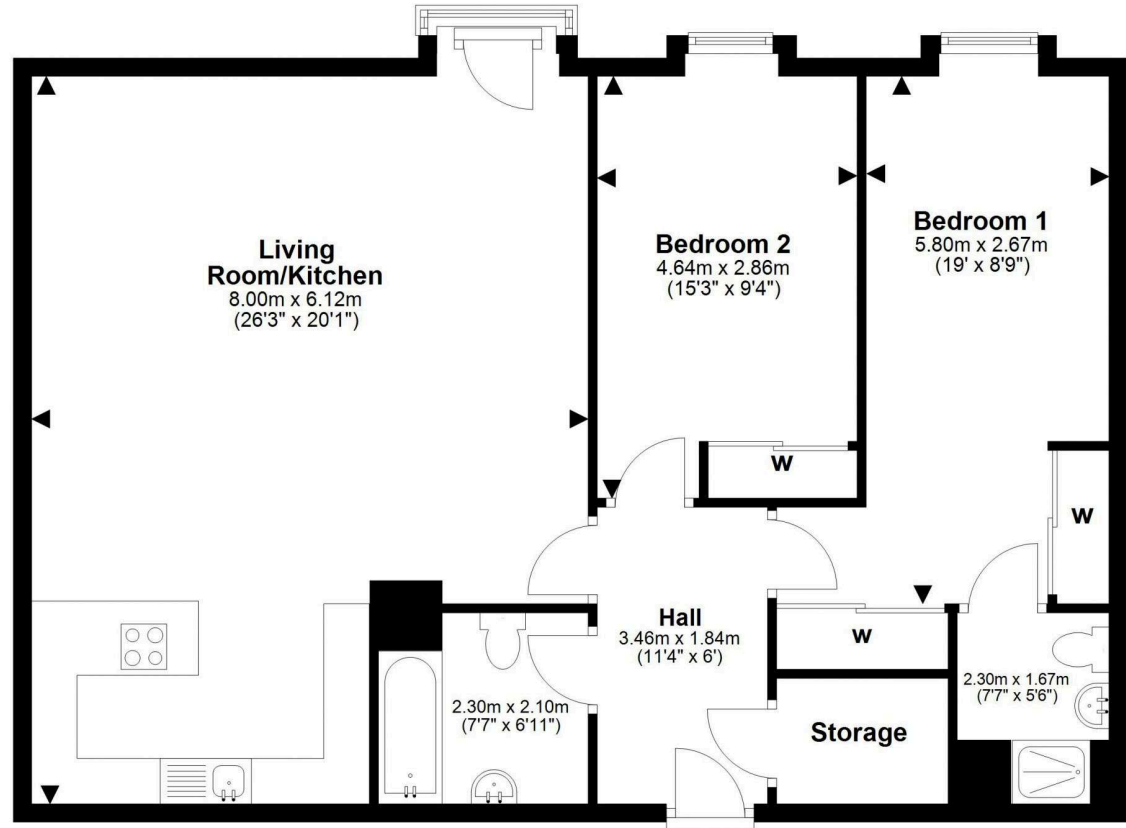
All fixtures, fittings, integrated kitchen appliances, and blinds will be included in the sale.

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



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, pubs, trendy cafes, delis, and coffee houses. 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 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.

