



199/21 Lindsay Road
The Shore, Edinburgh, EH6 6ND

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Stairs & lift to upper/lower levels.
- Reception hall with excellent storage.
- Attractive open plan living room/dining room/kitchen with box bay window & views.
- Utility room.
- Master bedroom with built in wardrobes & ensuite bathroom with shower.
- Further double bedroom with fitted wardrobes.
- Shower room.
- Gas central heating.
- Double glazing.
- Allocated parking space in secure underground parking.
- Communal gardens at rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A superb fifth floor flat situated within a modern development in the highly desirable Shore district of the city, perfectly positioned for a wide range of local amenities and a short journey to the north of Edinburgh City Centre. The property would make an ideal purchase for a first time buyer/young couple.

FACTORING NOTE:

The development is factored by Hacking & Paterson at an approximate charge of £150 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND

E.

TRAIN STATION

APPROXIMATELY 2.3 MILES TO EDINBURGH WAVERLY TRAIN STATION.

AIRPORT

APPROXIMATELY 9.6 MILES TO EDINBURGH AIRPORT.

BUSES

WITHIN 100 METRES.

LOCATION

The vibrant and cosmopolitan Shore area of Edinburgh is a much sought-after and established neighbourhood, steeped in history but offering all modern conveniences including excellent transport links. The area is famous for its superb array of bars and world class restaurants which are all within convenient walking distance of this property. A wealth of local shops & services are close at hand, as well as the Ocean Terminal shopping centre which houses a number of high street stores, a multiscreen cinema and a large Pure Gym. There are a fantastic range of leisure opportunities in the surrounding area including Leith Links and The Water of Leith Walkway, which also connects swiftly to the cycle-path network providing convenient access throughout the city. Excellent local bus and tram services provide easy access to the city centre, Edinburgh Airport, and surrounding areas.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE RANGE COOKER, COOKER HOOD, INTEGRATED FRIDGE/FREEZER, AND THE WASHING MACHINE AND DISHWASHER WITHIN THE UTILITY ROOM. THE KITCHEN ISLAND AND SHELVEING WITHIN THE LIVING ROOM ALSO INCLUDED WITHIN THE FOR SALE PRICE.

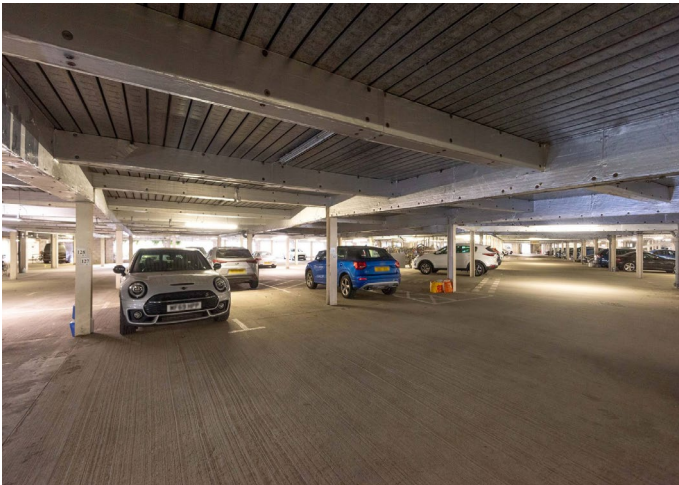
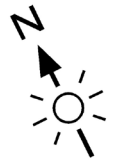




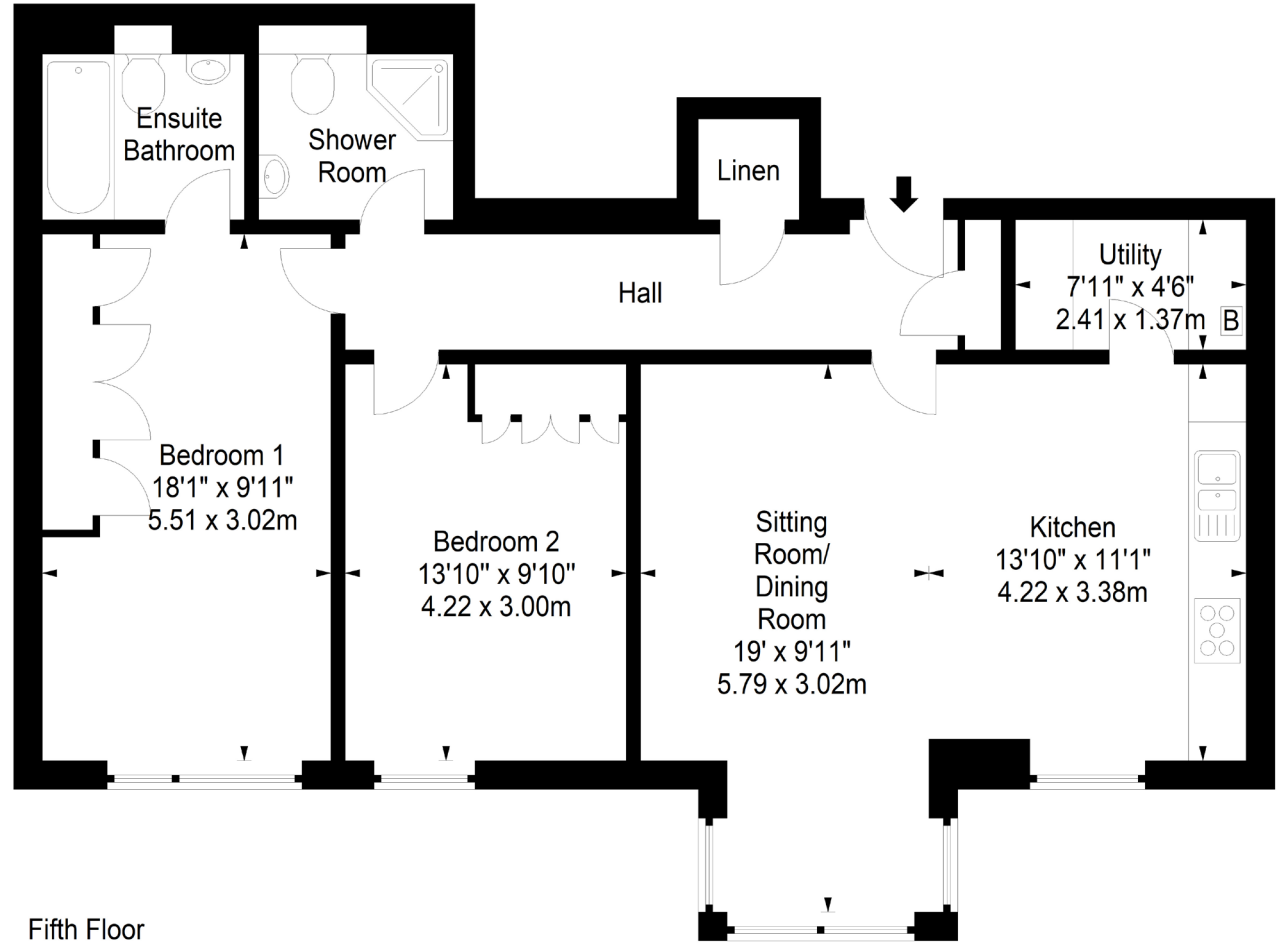
**Lindsay Road,
Edinburgh,
Midlothian, EH6 6ND**



Approx. Gross Internal Area
934 Sq Ft - 86.77 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING B**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.