




McEwan Fraser Legal
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4/4 Constitution Street

EDINBURGH, EH6 7BT



THE SHORE

The Shore is a vibrant cosmopolitan area set around the mouth of the Water of Leith offering a unique waterfront setting a short distance from the city centre. The Shore has been radically transformed into a vibrant community of quality apartments and penthouses making it an extremely desirable place to live.

Princes Street is located just 2.4 miles from Constitution Place with an excellent bus service running frequently. There is an extensive choice of quality eateries including Michelin star restaurants and numerous bars and cafes. The extensive Ocean Terminal shopping centre at Britannia Quay houses a variety of high street stores and a Marks & Spencer's food hall and The Scottish Government is located close by in Victoria Quay.

Fantastic schooling at both nursery and primary level are within walking distance.





4/4 CONSTITUTION ST.

An excellent opportunity has arisen to acquire this large two-bedroom flat, well situated within Edinburgh's Leith/Shore area. Viewing of this property is highly recommended.

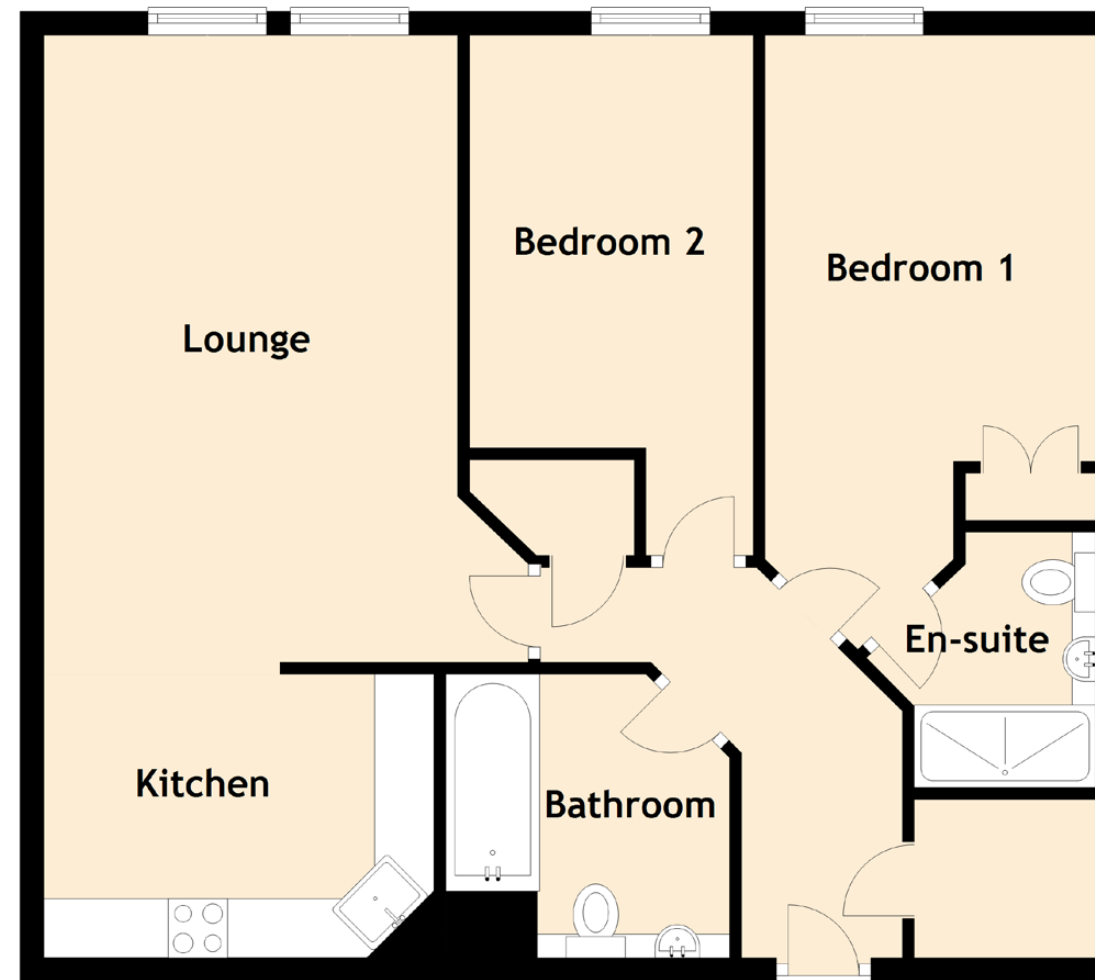
Internally this accommodation is in excellent decorative order, briefly comprising; entrance hallway, including a large storage cupboard and a meter cupboard and water tank, a spacious, open plan lounge/kitchen/diner, benefiting from being flooded with natural light through the large windows, the kitchen is benefiting from an integrated electric 4 hob/oven, extractor hood, dishwasher, washing machine, fridge/freezer and really makes the most of the space on offer, a spacious master bedroom with a double built-in wardrobe and a three-piece, partially tiled en-suite shower-room benefiting from a double shower cubicle and extractor fan, a further double bedroom, which is currently used as a study with a single bed, with freestanding double wardrobes and to complete the accommodation is a three-piece, partially tiled bathroom, with over-head lighting, integrated under sink storage, a chrome heated towel rail and extractor fan.

This property also benefits from; electric heating, full double glazing, secure residents parking with allocated parking space, with on street free parking for residents as well, secure door entry system, a lift and well maintained communal courtyard.





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.50m (11'6")
Kitchen	3.30m (10'10") x 2.40m (7'10")
Bedroom 1	5.15m (16'11") x 2.80m (9'2")
En-suite	2.00m (6'7") x 1.95m (6'5")
Bedroom 2	4.40m (14'5") x 2.40m (7'10")
Bathroom	2.40m (7'10") x 2.40m (7'10")

Gross internal floor area (m²): 67m²

EPC Rating: D

It is worth noting that the client has acquired an EWS1 form confirming that the cladding is non-combustible and suitable for most lenders. If required please contact McEwan Fraser head office to receive a copy.

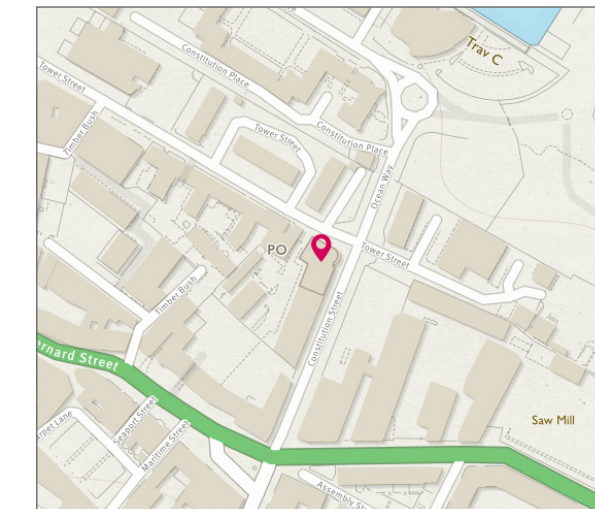


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Text and description
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