




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

12/2 Tower Place

THE SHORE, EDINBURGH, EH6 7BZ



The property

McEwan Fraser Legal are delighted to present to the market this desirable two-bedroom elevated ground floor flat close to The Shore and the Water of Leith.

Internally the accommodation is in excellent decorative order and would be an ideal property for any city professional or premium Buy-to-Let investor. The apartment is entered via a well maintained and secure entrance hall with a secure entry phone system, stairway and lift. The development has been designed around a central communal courtyard and garden which all residents can enjoy.



The lounge

The accommodation is focused towards an impressive lounge which is flooded with natural light and provides plenty of space for entertaining. The lounge also benefits from access to a private balcony.





The kitchen

The contemporary kitchen is adjacent to the lounge and includes a good range of base and wall mounted units offering plenty of prep and storage space. The gas hob, double oven and fridge freezer are all integrated.





The large master bedroom is bright and benefits from built-in mirrored wardrobes and a fresh, partially tiled en-suite shower room. The second double bedroom is equally well proportioned, and also has built-in mirrored wardrobes. Both bedrooms have plenty of space for free standing furniture should you require. A generous master bathroom completes the internal accommodation and comes with a three-piece white suite and partial tiling.







The property is very efficient as it benefits from gas central heating and fully double glazed windows. The property also benefits from a bike store, secure allocated garage parking with CCTV and access to a stylish courtyard with landscaped communal gardens.

The property will appeal to a variety of buyers, therefore, early viewing is highly recommended.



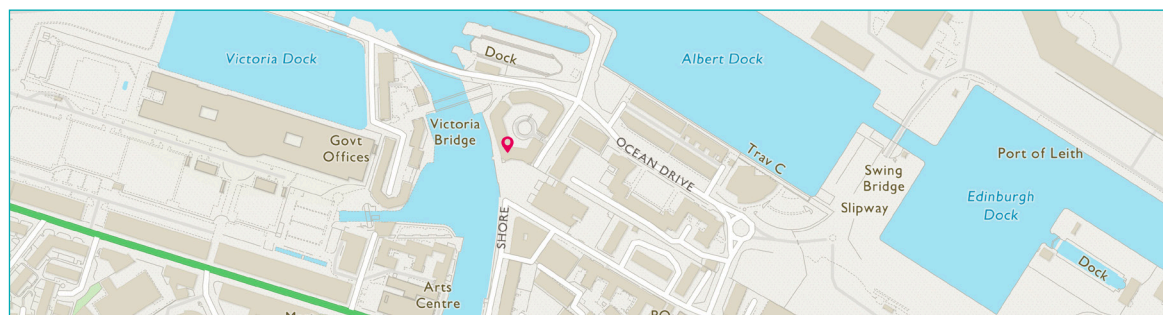
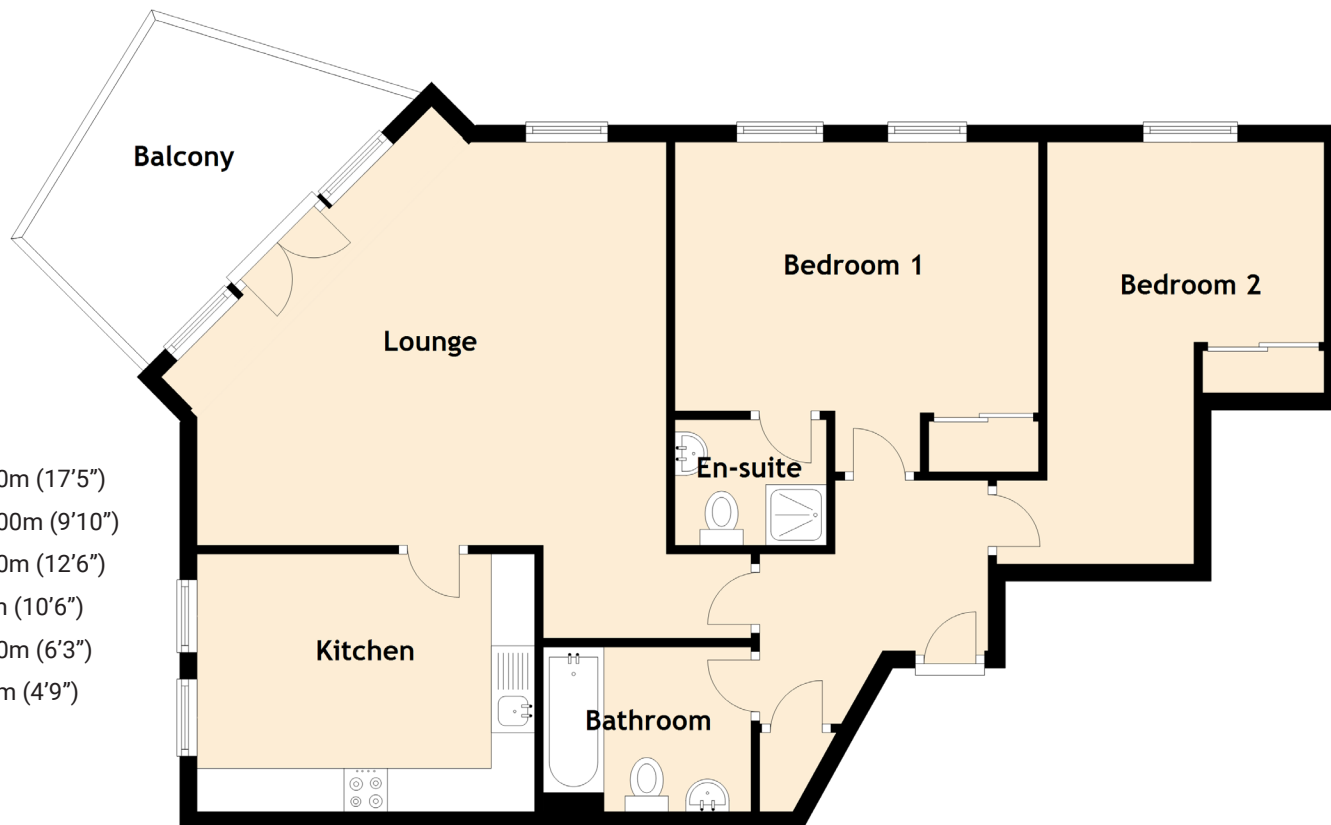
The details

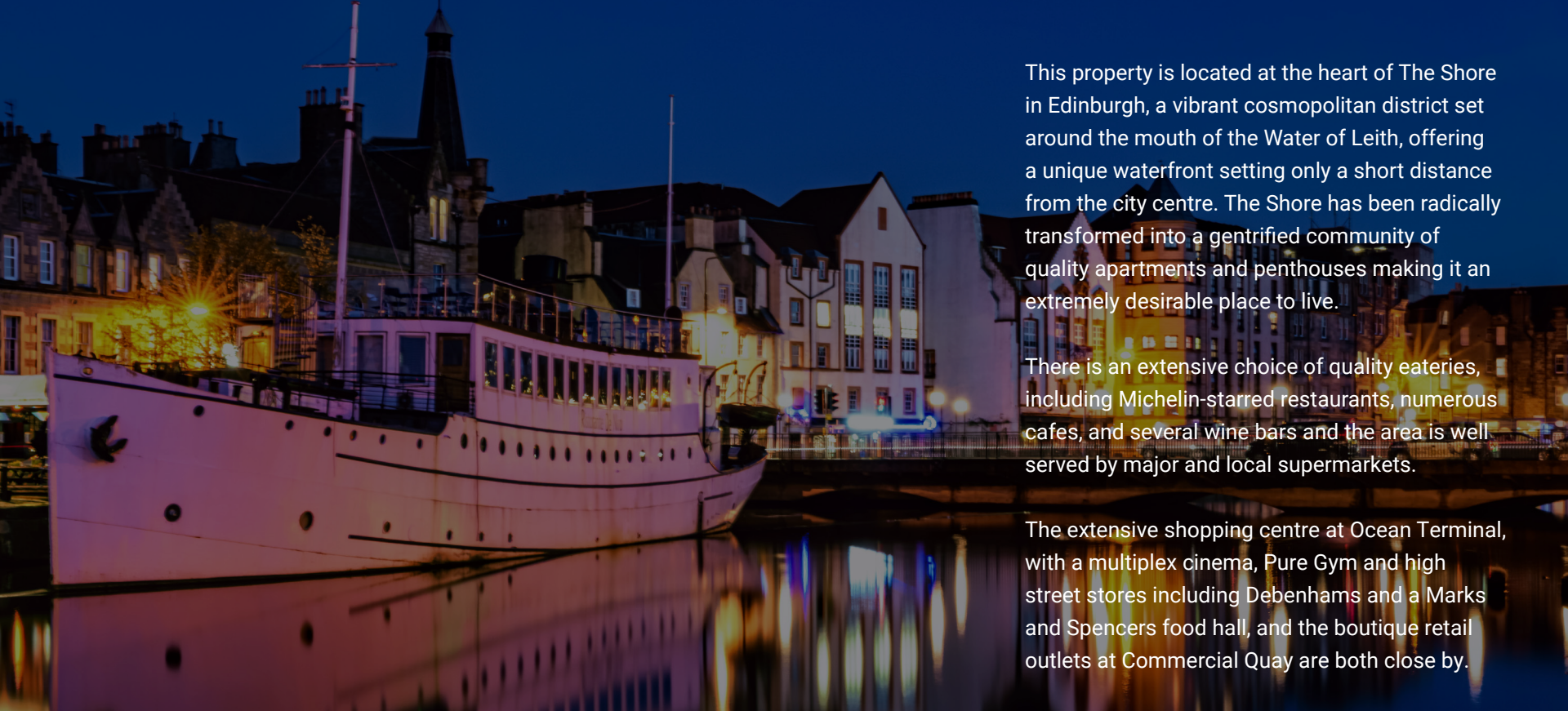
Approximate Dimensions
(Taken from the widest point)

Lounge	5.55m (18'3") x 5.30m (17'5")
Kitchen	3.90m (12'10") x 3.00m (9'10")
Bedroom 1	4.20m (13'9") x 3.80m (12'6")
Bedroom 2	4.87m (16') x 3.20m (10'6")
Bathroom	2.40m (7'10") x 1.90m (6'3")
En-suite	1.75m (5'9") x 1.45m (4'9")

Gross internal floor area (m²): 68m²

EPC Rating: C





This property is located at the heart of The Shore in Edinburgh, a vibrant cosmopolitan district set around the mouth of the Water of Leith, offering a unique waterfront setting only a short distance from the city centre. The Shore has been radically transformed into a gentrified community of quality apartments and penthouses making it an extremely desirable place to live.

There is an extensive choice of quality eateries, including Michelin-starred restaurants, numerous cafes, and several wine bars and the area is well served by major and local supermarkets.

The extensive shopping centre at Ocean Terminal, with a multiplex cinema, Pure Gym and high street stores including Debenhams and a Marks and Spencers food hall, and the boutique retail outlets at Commercial Quay are both close by.


Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer