

9/7 Tower Place

THE SHORE, EDINBURGH, EH6 7BZ



*A MODERN TWO-BEDROOM APARTMENT IN ONE
OF LEITH'S MOST SOUGHT-AFTER LOCATIONS*



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McEwan Fraser Legal is delighted to present this modern two-bedroom apartment on Tower Place, immediately adjacent to The Shore. The property is part of a modern development in the heart of Leith and is presented to the market in good condition.

Inside, the accommodation includes:

- Bright and spacious living room with Juliet balcony
- Modern separate fitted kitchen with excellent prep and storage space
- Two generous bedrooms that enjoy integrated wardrobe space
- En-suite shower room to bedroom one
- Contemporary bathroom with a three-piece suite
- Welcoming hallway with further storage cupboards

Further benefits include gas central heating, double glazing, secure video entry system, lift access, residents' parking and a residents' gym, fully equipped with weights, rowing equipment, treadmills and a bicycle.







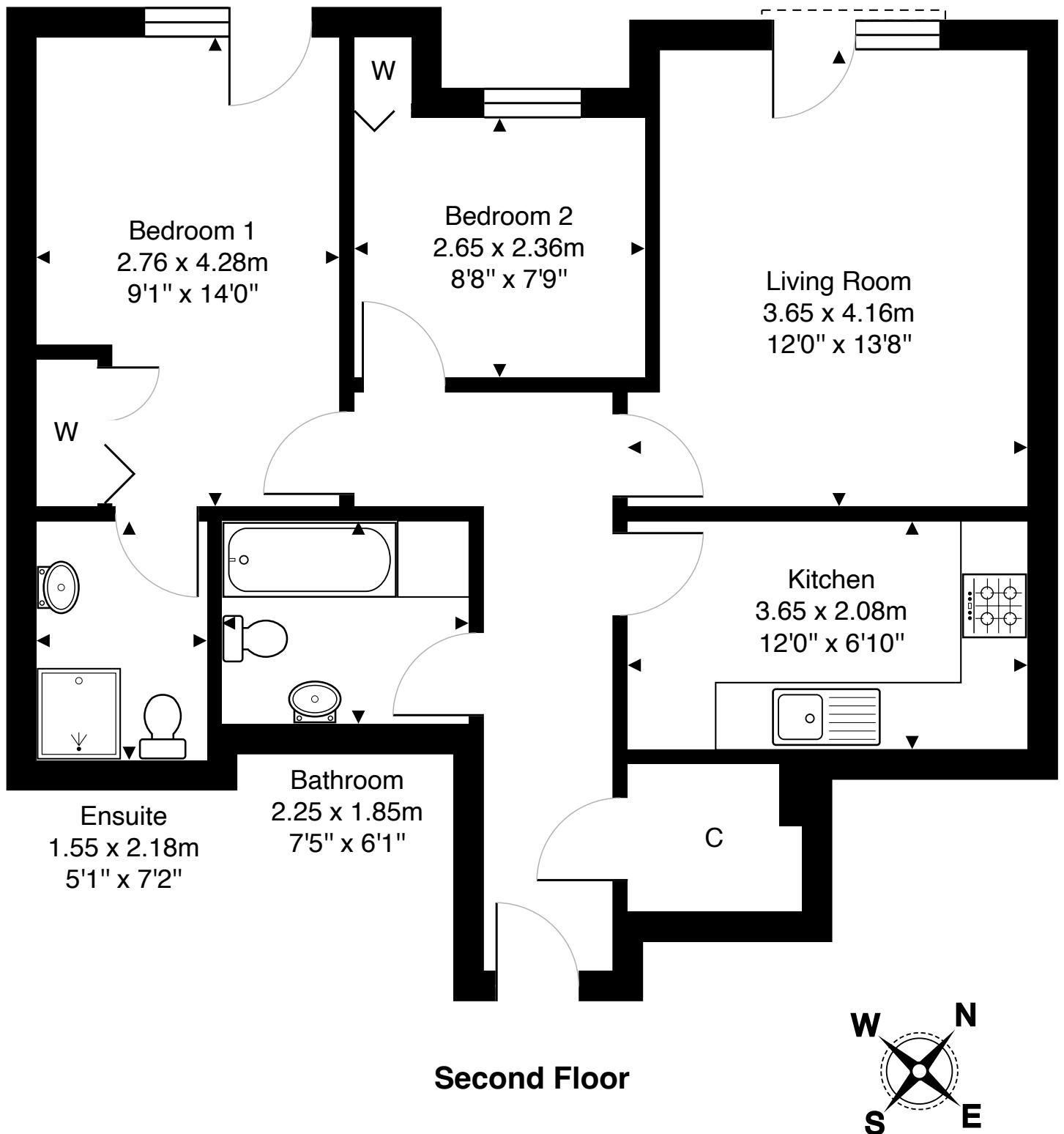
Bedroom 1







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Gross internal floor area (m²): 77m²

EPC Rating: C

Tower Place is ideally located just a short walk from The Shore, where buyers can enjoy an array of award-winning restaurants, bars, and cafés, alongside excellent local amenities. Regular bus and tram services provide quick and convenient access to Edinburgh city centre. This apartment will appeal to a range of buyers, including first-time purchasers, professionals, and investors seeking a property in a thriving and well-connected area.

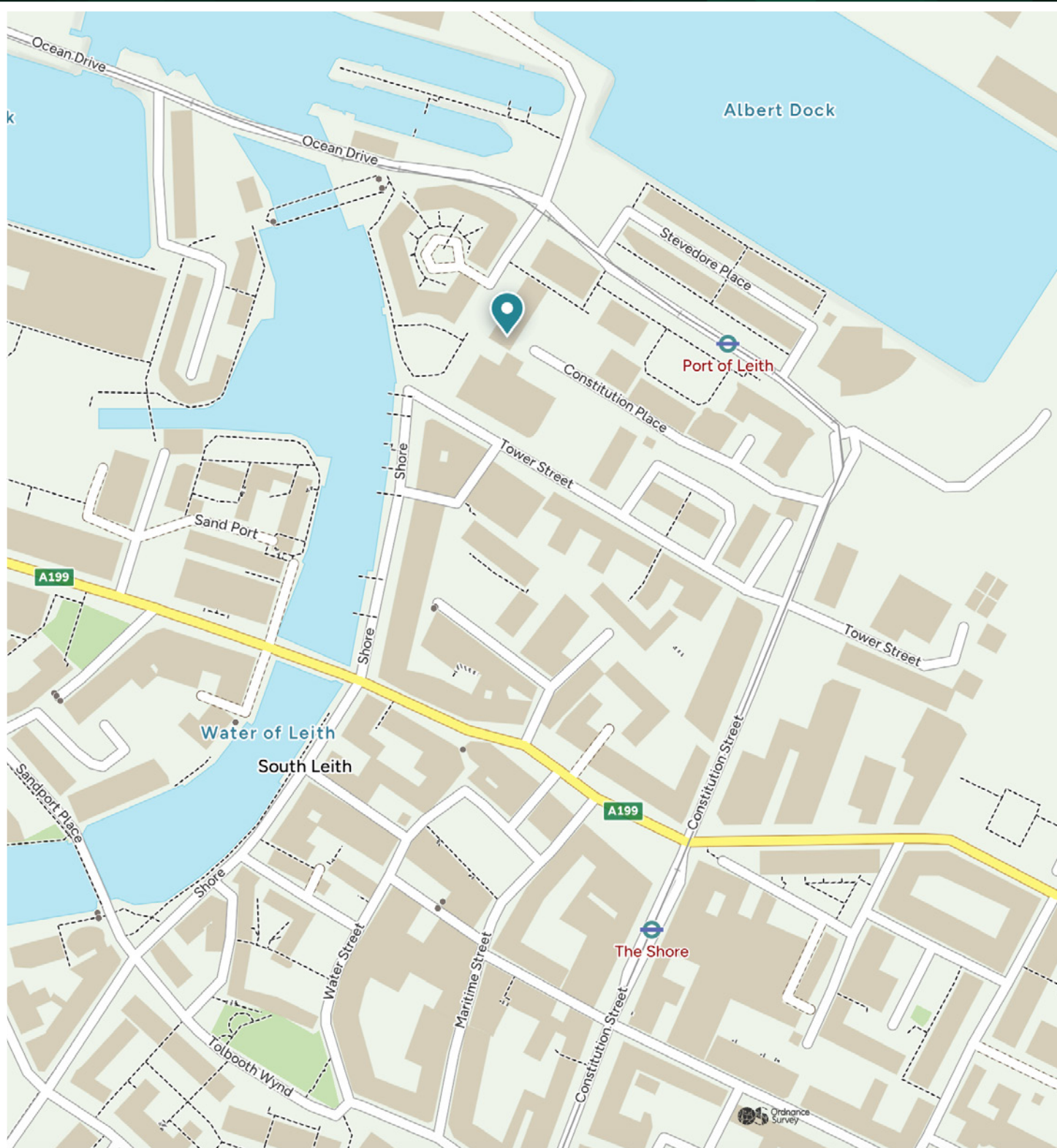




Situated in the vibrant and historic port area of Leith, The Shore is one of Edinburgh's most desirable and character-rich districts. Set along the Water of Leith, this picturesque neighbourhood effortlessly combines the charm of its maritime heritage with a cosmopolitan atmosphere, making it a highly sought-after location for both residents and investors. The Shore boasts an array of award-winning restaurants, gastropubs, and cafes, including several Michelin-starred establishments, creating a lively culinary scene right on your doorstep. Independent boutiques, galleries, and artisan shops add to the area's distinct personality, while the nearby Ocean Terminal shopping centre offers retail convenience and leisure options, including a cinema and gym facilities.

Excellent transport links connect The Shore to Edinburgh city centre and beyond, with frequent bus services and easy access to the city's tram network. The area is also well-connected to cycling and walking routes, including the scenic Water of Leith Walkway. A blend of converted warehouse apartments, modern developments, and charming period properties line the cobbled streets and waterfront promenades, offering a unique mix of architectural styles to suit a variety of tastes. The ongoing regeneration of Leith ensures continued growth and investment, making The Shore not only a fantastic place to live but also a smart property choice.

The Location



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Part
Exchange
Available



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