

33/12 Water Street

THE SHORE, EDINBURGH, EH6 6SZ



Beautiful B-listed whisky bond warehouse conversion in the heart of The Shore, moments from the Water of Leith



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McEwan Fraser is delighted to present this beautiful B-listed whisky bond warehouse conversion, ideally located in the heart of The Shore, just moments from the Water of Leith.

This exceptional property offers generous and well-proportioned accommodation presented to the market in true walk-in condition. The building is enhanced by well-maintained communal areas, including an attractive entrance foyer featuring traditional post boxes, reflecting the character and heritage of the development.

THE LIVING / DINING / KITCHEN AREA



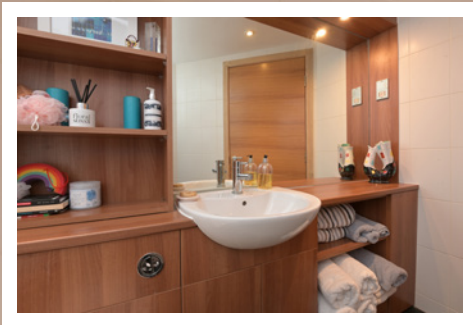
The accommodation comprises a welcoming entrance hall with a useful storage cupboard and quality wood flooring, providing access to all principal apartments. The impressive open-plan living room, dining area and fitted kitchen is a standout feature, with striking original-style pillars, neutral décor, and ample floor space; a new owner will have the flexibility to create their ideal entertaining space. The kitchen is fitted with an excellent range of wall and base units and integrated appliances.



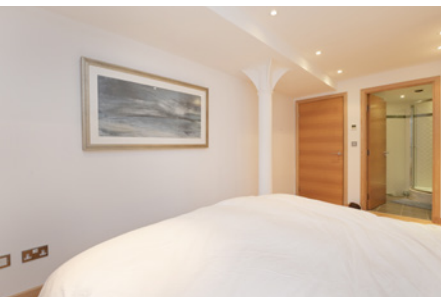


The principal bedroom benefits from fitted wardrobes and a contemporary en suite shower room. A further well-proportioned double bedroom also includes fitted wardrobes, while the accommodation is completed by a bathroom fitted with a modern white suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2

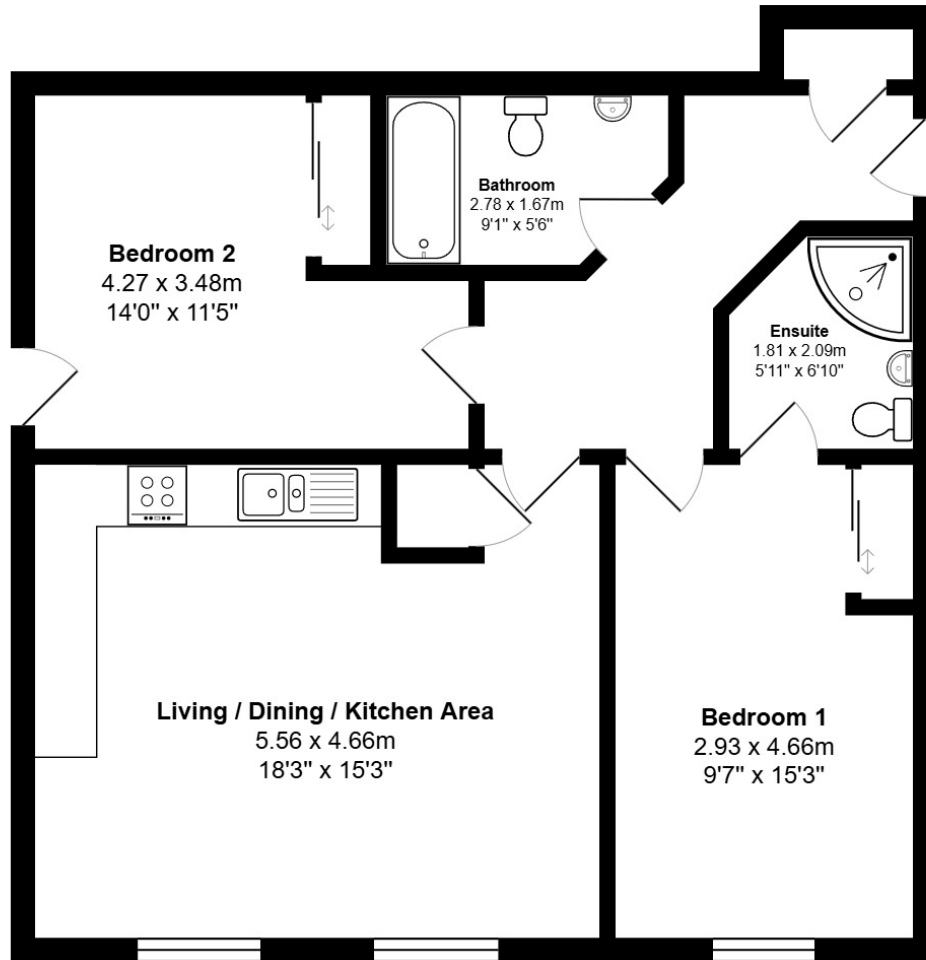


Further benefits include gas central heating, double glazing, a secure entry phone system, and access to a communal sun deck, providing an excellent outdoor amenity space.

COMMUNAL AREAS

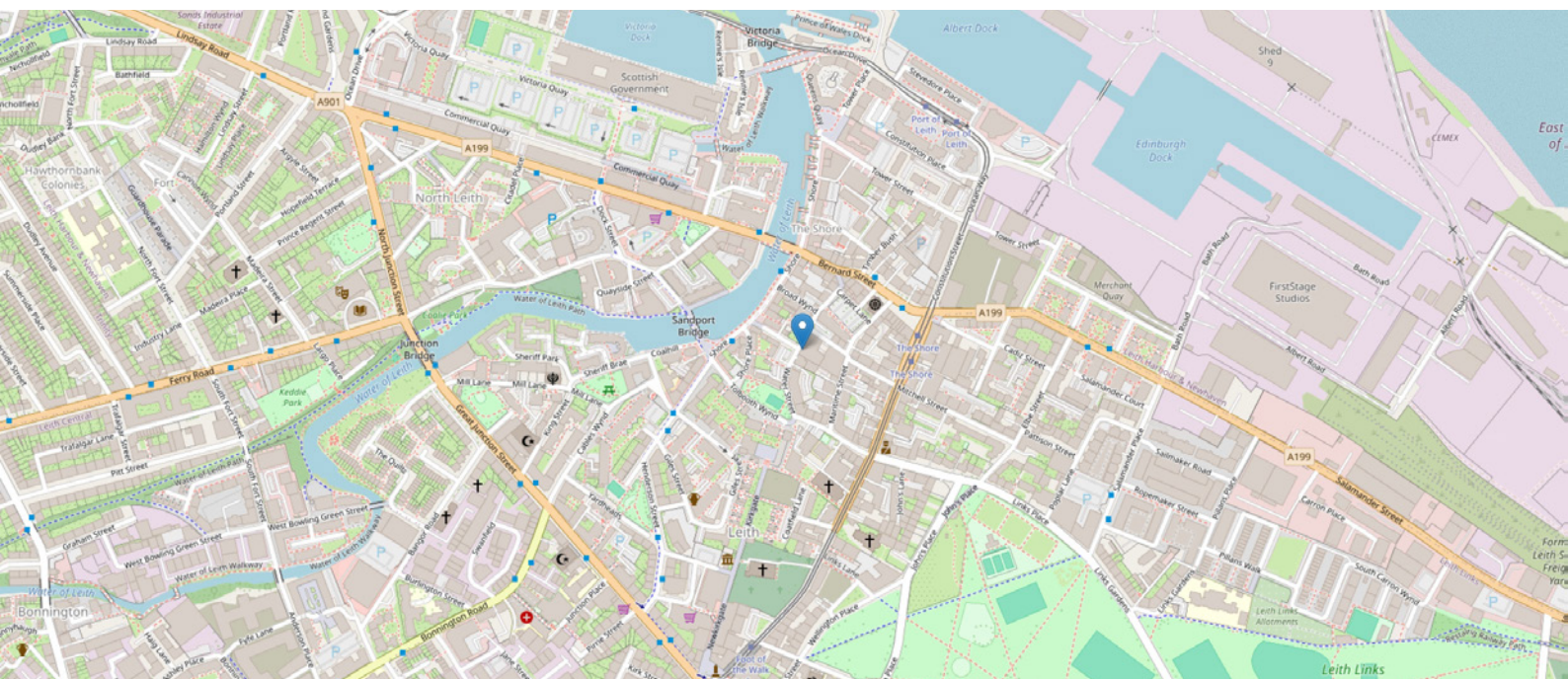


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²):71m² | EPC Rating: C



THE LOCATION

Situated in the heart of The Shore, one of Edinburgh's most vibrant and sought-after waterfront districts, this apartment enjoys an exceptional location within Leith, just to the north of Edinburgh's city centre. The area is superbly connected, making it ideal for both commuters and those looking to enjoy everything the capital has to offer. Excellent public transport links are on your doorstep, including frequent bus services providing swift access to the city centre, Waverley Station, and beyond. The recently extended tram line offers a direct and efficient route to Edinburgh Airport, while major road networks are easily accessible for travel further afield.





The Shore itself is renowned for its unique blend of historic charm and contemporary living. The picturesque waterfront is lined with an outstanding selection of award-winning restaurants, stylish bars, and cosy cafés, creating a lively yet relaxed atmosphere throughout the year. Residents can enjoy scenic walks along the Water of Leith, or take advantage of nearby green spaces and cycle paths that connect seamlessly to the wider city.

For leisure and recreation, the area is second to none. From boutique shopping and artisan markets to cultural attractions and fitness facilities, there is something for everyone. The nearby Ocean Terminal offers a range of retail and entertainment options, while the Royal Yacht Britannia provides a fascinating local landmark to explore.

Combining excellent connectivity with an abundance of lifestyle amenities, The Shore in Leith represents one of Edinburgh's most desirable locations, perfectly suited to modern urban living.



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