




McEwan Fraser Legal
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6/1 Tower Place

THE SHORE, EDINBURGH, EH6 7BZ



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 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 Spencer's food hall, and the boutique retail outlets at Commercial Quay are both close by.





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.

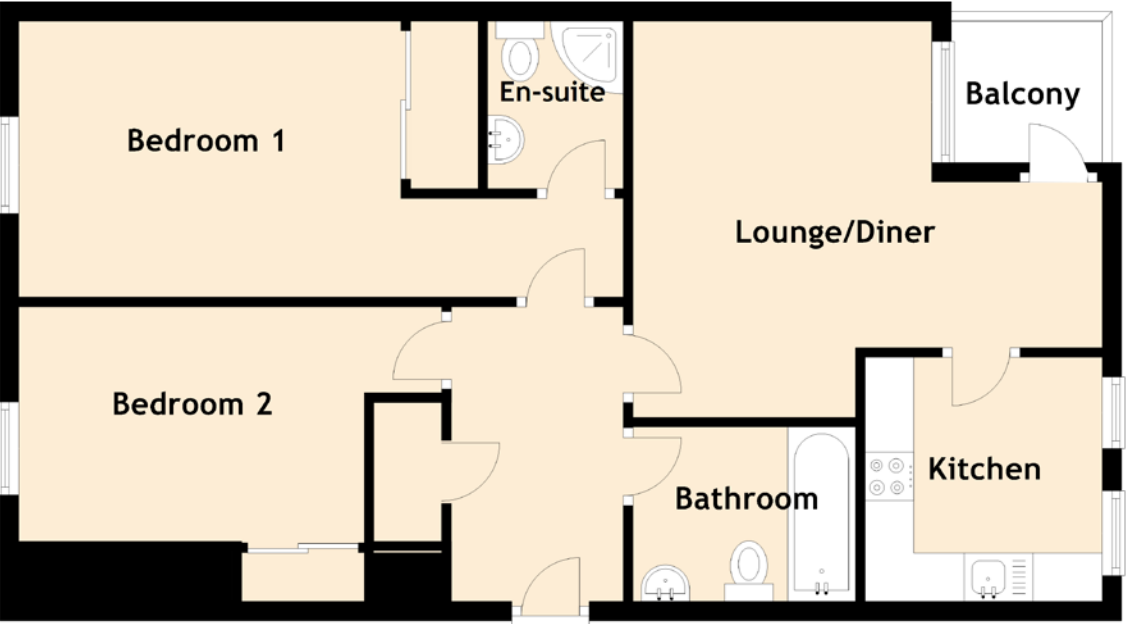
Accommodation is focused towards an impressive open plan lounge/dining area which is flooded with natural light and provides plenty of space for entertaining. The lounge also benefits from access to a private balcony. The contemporary kitchen is adjacent to the lounge and includes a good range of base and wall mounted units offering plenty of prep and storage space. Gas hob, double oven, fridge freezer and washing machine are all integrated.





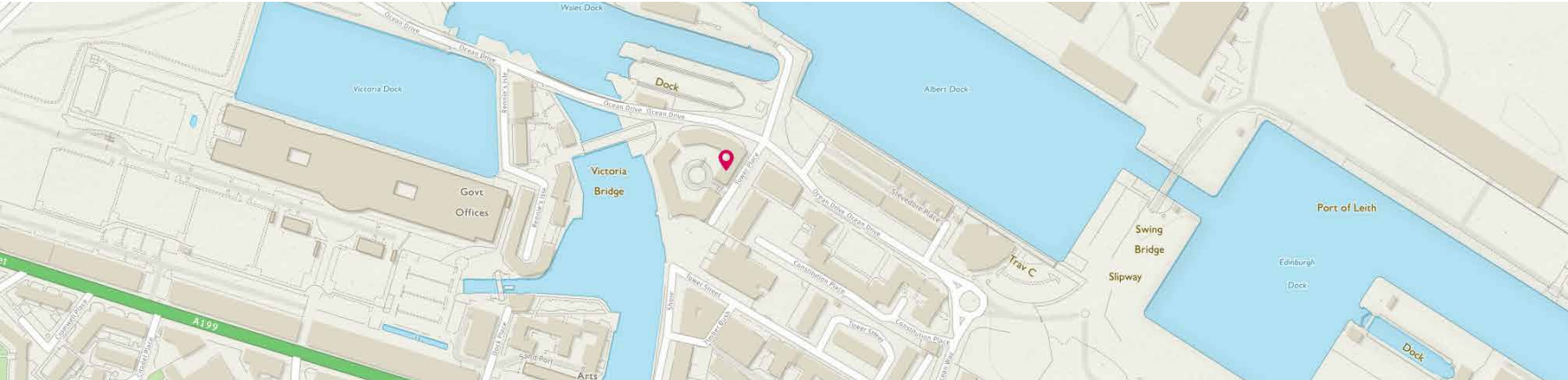
The large master bedroom is bright and benefits from built-in mirrored wardrobes and a fresh, partially tiled en-suite shower room. The second double bedroom is equally well proportioned, and also has built-in mirrored wardrobes. Both bedrooms have plenty of space for free standing furniture should you 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 linked smoke and heat alarms, a bike store, secure allocated, garage parking with CCTV and access to a stylish courtyard with landscaped communal gardens.



Approximate Dimensions (Taken from the widest point)	
Lounge/Diner	4.47m (14'8") x 4.09m (13'5")
Kitchen	2.52m (8'3") x 2.45m (8')
Bedroom 1	6.25m (20'6") x 2.85m (9'4")
En-suite	1.73m (5'8") x 1.40m (4'7")
Bedroom 2	4.37m (14'4") x 2.45m (8')
Bathroom	2.30m (7'6") x 1.80m (5'11")

Gross internal floor area (m²): 74m²
EPC Rating: C





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