




McEwan Fraser Legal

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6/3 Maritime Street

THE SHORE, EDINBURGH, EH6 6SB

EDINBURGH

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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, situated less than two miles from Princes Street and served by several excellent, frequently running bus services to both the city centre and the airport.

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. Fantastic nursery and primary schools are within easy walking distance as is the Leith Victoria swimming pool and fitness centre.



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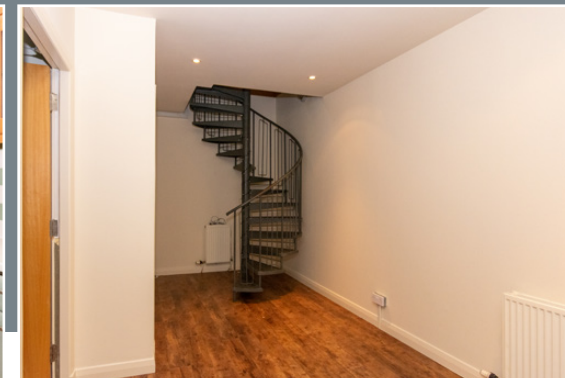
An excellent opportunity has arisen to acquire this highly desirable three bedroom duplex apartment, making for an ideal residence or buy-to-let opportunity, while being well located within The Shore area of Edinburgh. This light and airy apartment is showered with architectural features and viewing of this property is highly recommended.

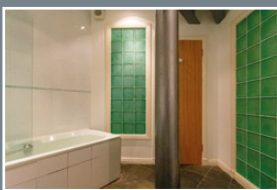
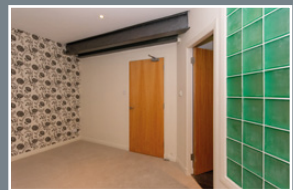
Internally this accommodation is in excellent decorative order, while briefly consisting of;

Raised Ground Floor: an open plan, partially tiled lounge/kitchen/diner with a range of integrated appliances, including a 4 gas hob/oven, extractor hood, fridge/freezer, washing machine and dishwasher, double doors with Juliet balcony, a double storage cupboard and access to the lower ground floor via a spiral staircase.

Lower Ground Floor: a landing with a storage cupboard, a master bedroom with a three-piece, partially tiled en-suite bathroom with an over-head shower, two further double bedrooms and a four-piece, partially tiled shower-room with a double shower cubicle and chrome heated towel rail.

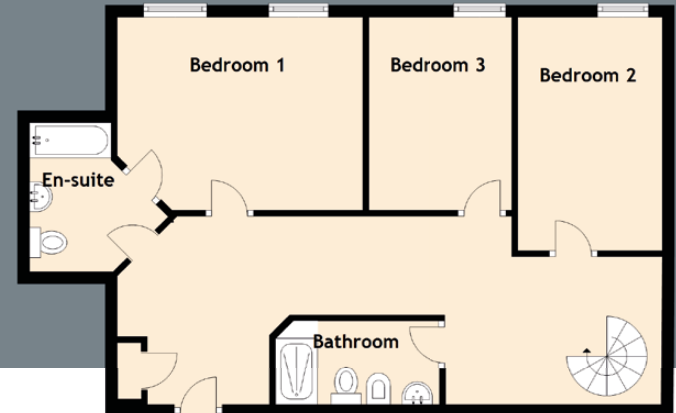
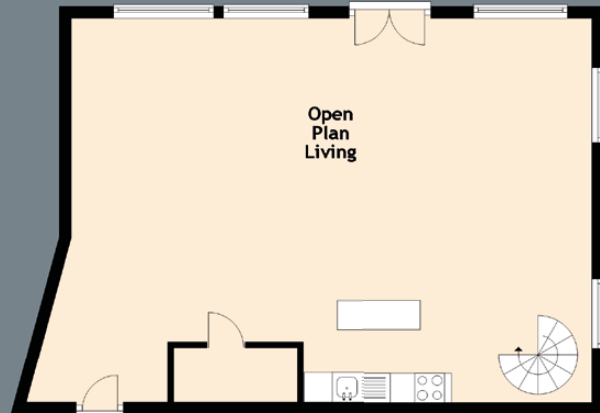
This property also benefits from; feature brick walls and steel beams, high ceilings, gas central heating, single glazed windows, communal garden grounds surrounding the property, including bin and bike stores as well as an allocated parking space to the rear of the property. There is also more than adequate on-street parking to accommodate for visitor parking.





SPECIFICATIONS

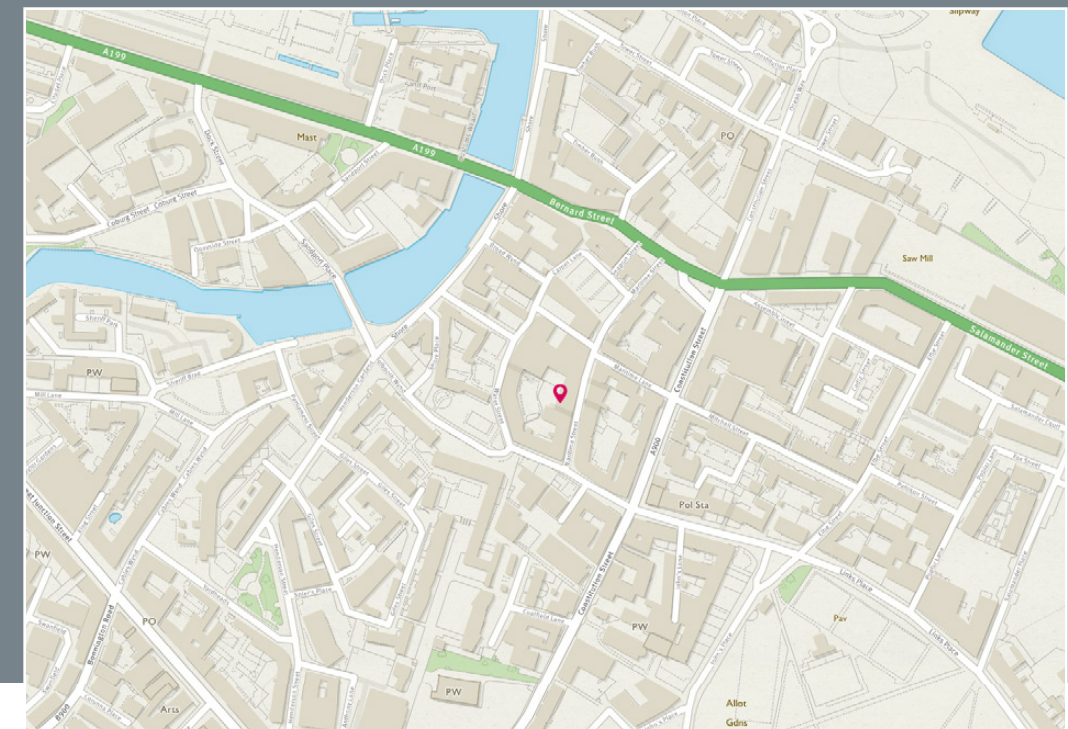
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Open Plan Living	9.29m (30'6") x 6.52m (21'5")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
En-suite	2.50m (8'2") x 1.70m (5'7")
Bedroom 2	3.90m (12'10") x 2.40m (7'10")
Bedroom 3	3.40m (11'2") x 2.40m (7'10")
Bathroom	2.70m (8'10") x 1.40m (4'7")

Gross internal floor area (m²): 127m² | EPC Rating: D





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