

Flat 4, 3 Coburg Street

EDINBURGH, EH6 6ET



*STUNNING ONE BEDROOM GROUND-FLOOR FLAT WITH
SECURE UNDERGROUND PARKING SPACE IN THE HIGHLY
DESIRABLE SHORE AREA NEAR THE WATER OF LEITH*



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Exceptionally spacious, stunning one bedroom ground-floor flat with secure underground parking space in the highly desirable Shore area near the Water of Leith.

Internally the accommodation is in excellent decorative order and benefits from ample storage space. It would be an ideal property for any city professional or premium Buy-to-Let investor.

You enter the apartment via a well maintained and secure entrance hall with a secure entry phone system, stairway and lift. The accommodation centres on an impressive open plan kitchen/lounge/diner, with plenty of space for entertaining.

The contemporary kitchen includes a good range of base and wall-mounted units offering ample prep and storage space with integrated oven, fridge freezer and dishwasher. There's a separate cupboard for the washing machine and a Worcester boiler which was built in two years ago and carries a five-year warranty.

The incredibly large master bedroom benefits from a walk-in wardrobe/dressing space and an en-suite fully tiled bathroom.

The windows on the street-front and in the bedroom are covered with professional privacy film that lets through the light but prevents people from seeing into the apartment.

The property is highly energy-efficient as it benefits from gas central heating and fully double-glazed windows. It also offers a bike store, secure allocated garage parking with additional storage space and CCTV.

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

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Open plan kitchen diner





Open plan living area





Bedroom with en-suite and walk-in wardrobe

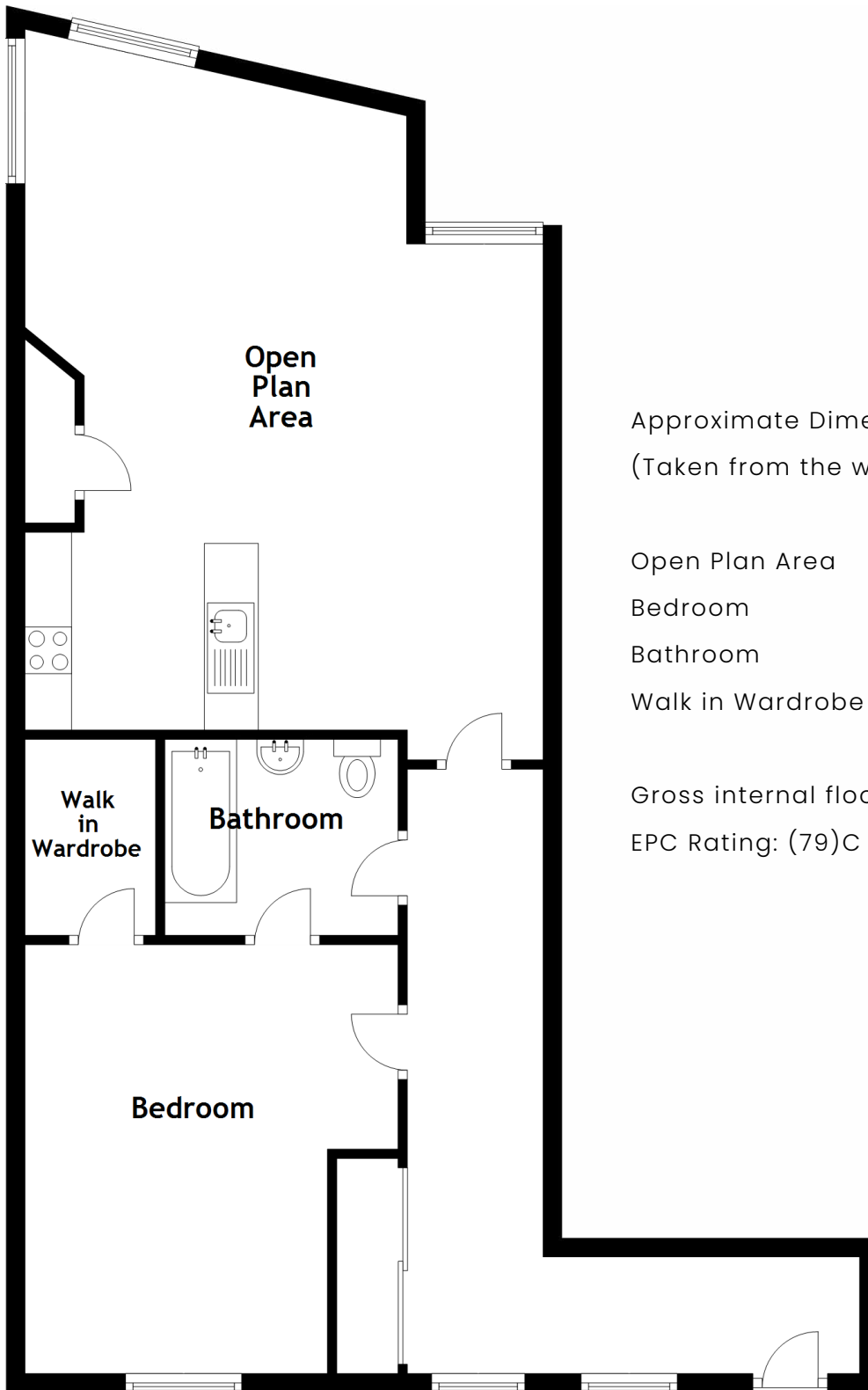




Bathroom



floor plan



Approximate Dimensions
(Taken from the widest point)

Open Plan Area	7.20m (23'7") x 5.07m (16'7")
Bedroom	4.16m (13'8") x 3.90m (12'10")
Bathroom	2.35m (7'9") x 1.98m (6'6")
Walk in Wardrobe	2.16m (7'1") x 1.58m (5'2")

Gross internal floor area (m²): 71m²

EPC Rating: (79)C





This property is located in the ever-popular Shore area of 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. There is an extensive choice of quality eateries, including Michelin-starred restaurants, numerous cafes, and several wine bars. The property is less than a minute's walk from the new Aldi supermarket and the popular Leith Market which takes place every Saturday. Sainsbury's, Tesco and Lidl stores are all within walking distance.



The Location

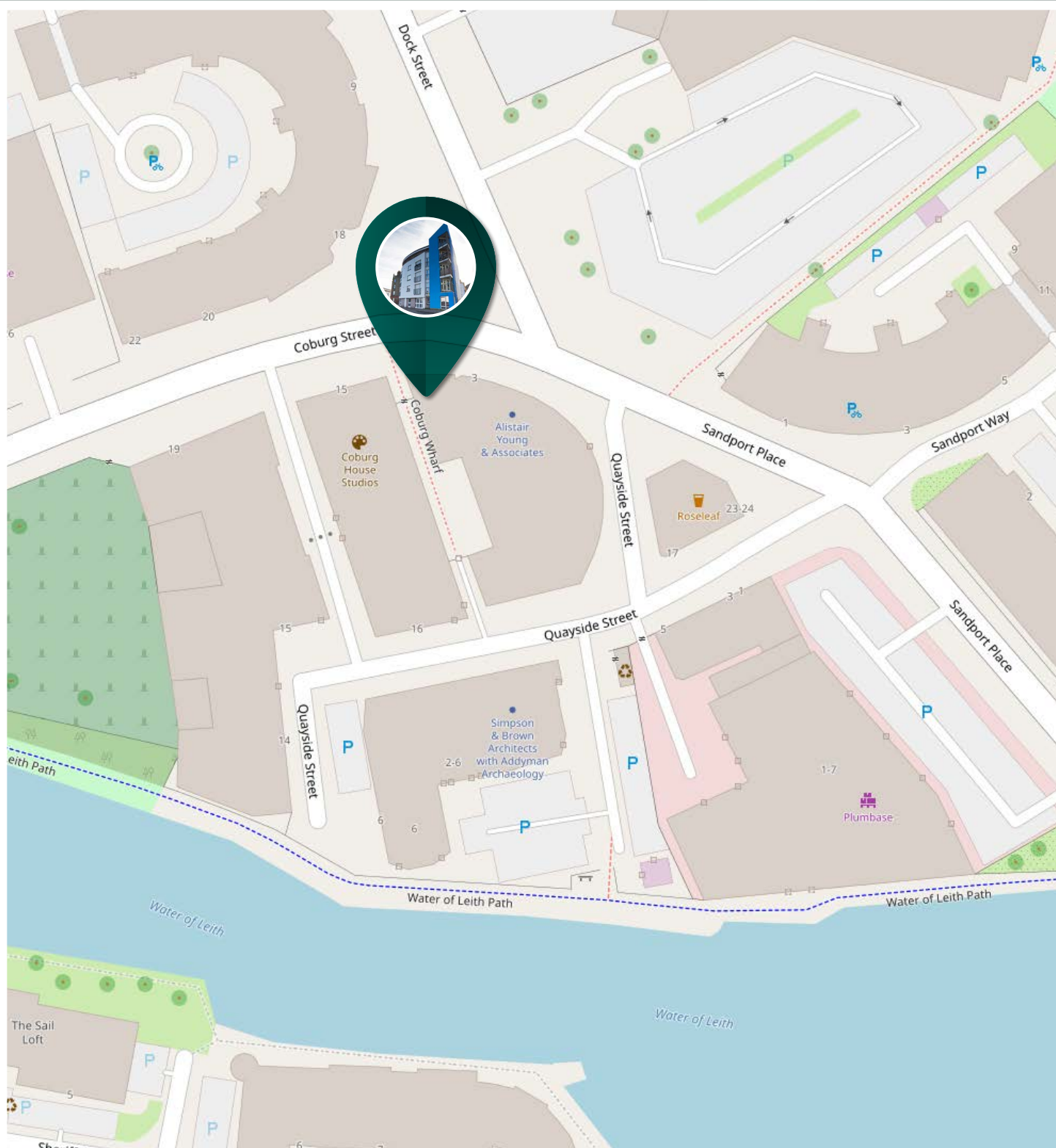


Image credit: <https://www.openstreetmap.org/>

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Part
Exchange
Available



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