

Flat 8, 16 Chapel Lane

EDINBURGH, EH6 6SG



Delightful two-bedroom first-floor flat forming part of a warehouse conversion



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this two-bedroom first-floor flat forming part of a warehouse conversion in a listed building and is one of the oldest whisky bonds in the UK. It features a modern interior and will make the ideal purchase for any first-time buyer or young professional. Located within a listed building, additional features include a secure entry system and lift to all floors.

THE LIVING ROOM



Internally the well-appointed accommodation briefly comprises; spacious L-shaped hallway with storage; well-proportioned living room with stylish neutral décor; fitted kitchen featuring ample white wall and base units, space for free-standing appliances and splash back tiling.

THE KITCHEN





There are two double bedrooms in the flat, benefitting from engineered wood flooring and one with built-in storage. A contemporary shower room with full height tiling and black fixtures and fittings completes the accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



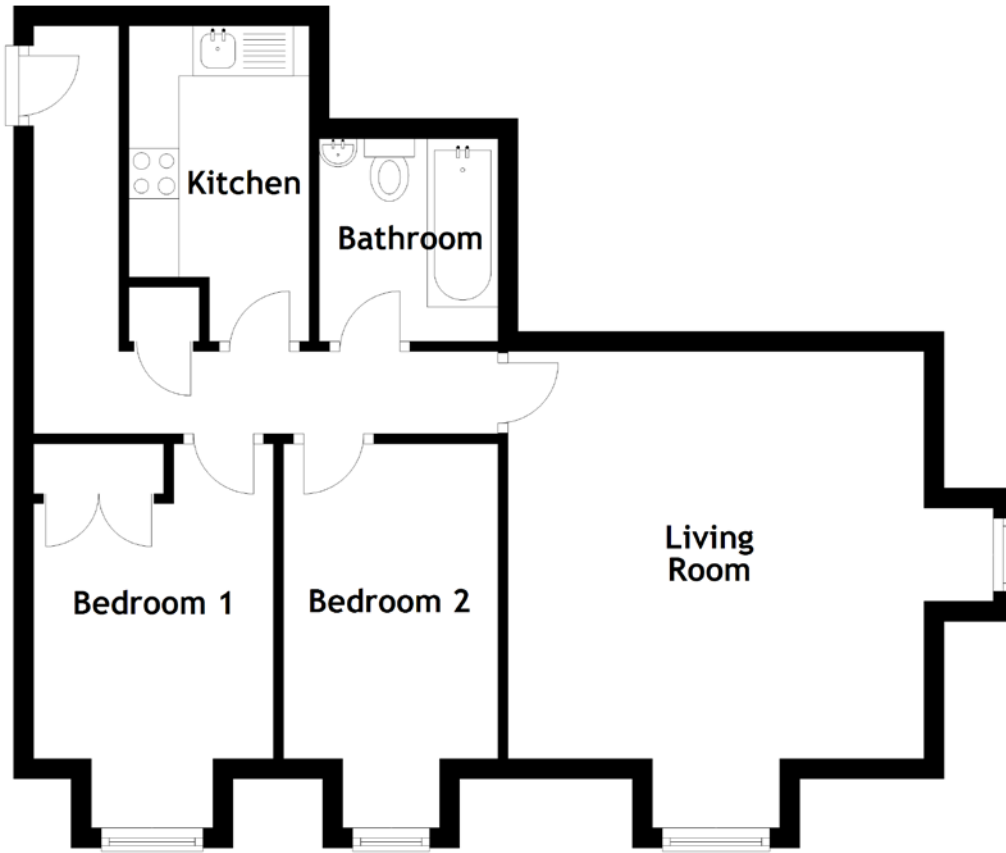
The property is factored by Trinity Factors with the approximate cost of £100 per month.

Parking bays are available in close vicinity to the property with unrestricted on-street parking in the surrounding area.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

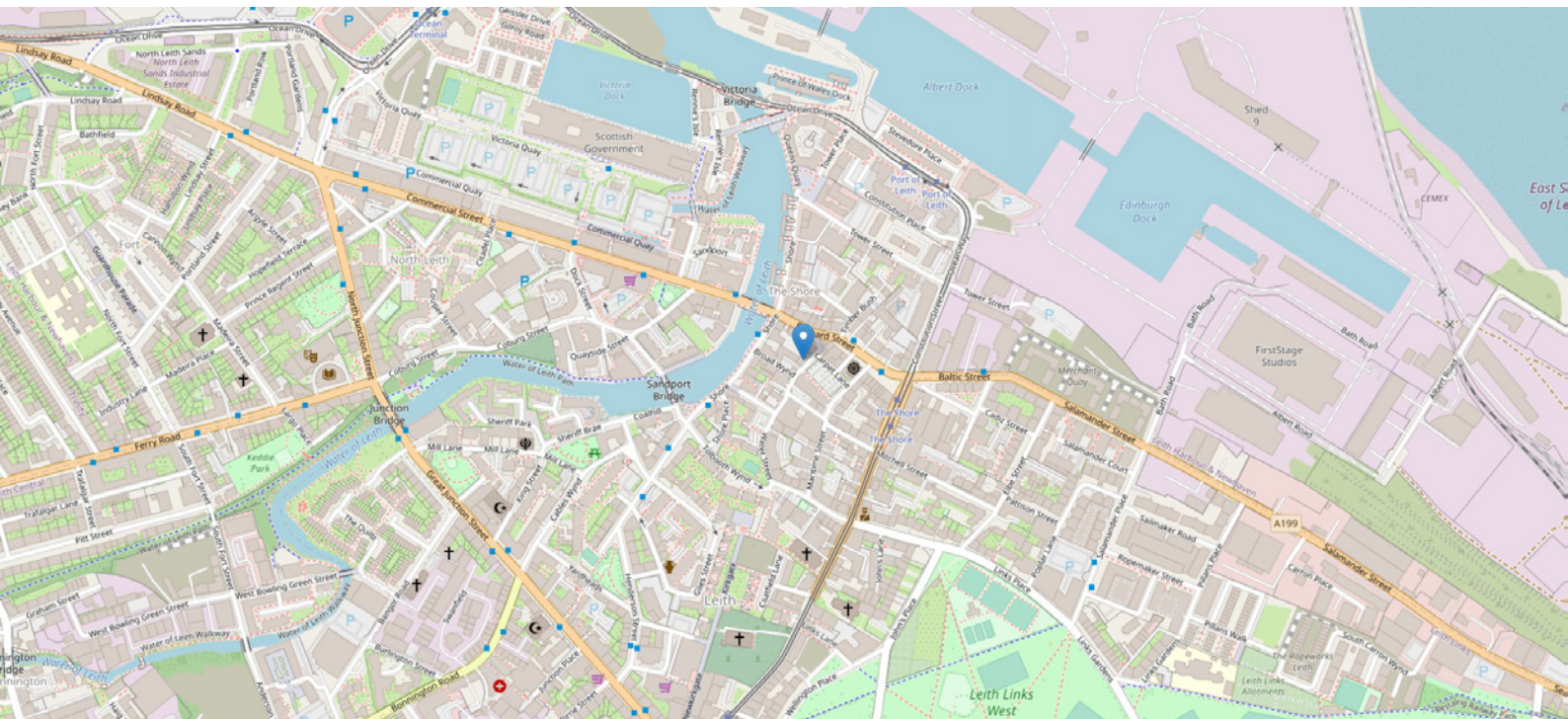


Approximate Dimensions (Taken from the widest point)

Living Room 4.15m (13'7") x 4.06m (13'4")
 Kitchen 3.15m (10'4") x 1.80m (5'11")
 Bedroom 1 3.83m (12'7") x 2.39m (7'10")

Bedroom 2 3.14m (10'4") x 2.14m (7')
 Bathroom 2.02m (6'8") x 1.70m (5'7")

Gross internal floor area (m²): 47m²
 EPC Rating: D



THE LOCATION

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 tram line has also been extended, connecting Leith and Newhaven to the current end of the line at York Place with 8 new stops.





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 multiplex cinema, Pure Gym and high street stores, 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.