



  
**McEwan Fraser Legal**  
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**2/6 Parliament Street**

THE SHORE, EDINBURGH, EH6 6EB



# THE SHORE

EDINBURGH, EH6 6EB

Situated on the mouth of the Water of Leith, The Shore has a distinctive character and history, with amenities and facilities amongst the best Edinburgh has to offer.

Having undergone a great deal of development, the shore has maintained its quaint charm which provides an elegant backdrop for some of the city's finest cafes, bars and restaurants and boasts the enviable reputation as north Edinburgh's cultural and social centre. Ideally situated for access to Ocean Terminal, ASDA superstore and the Kirkgate shopping centre there are a multitude of amenities within walking distance. Ocean Terminal offers a wide variety of high street shops which include, Debenhams, Marks and Spencer and Boots. There also includes an extensively sized gym, multi-screen cinema complex and further restaurants and cafes.

The Water of Leith provides an opportunity for a touch of nature in the city and leads to nearby Newhaven harbour which boasts stunning views onto the Firth of Forth and beyond. Additional amenities can be found in Leith Walk including a Tesco superstore, banks, building societies and post offices all within easy walking distance. Edinburgh city centre is easily accessible by car or public transport. Edinburgh Airport can be accessed via bus (there is a stop minutes from the property) or tram at York Place.

# 2/6 PARLIAMENT ST

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An excellent opportunity has arisen to acquire this desirable one bedroom mid-floor flat, making for an ideal first-time buyer or buy-to-let opportunity and located within the popular Leith/Shore area of Edinburgh. There are many bus services reaching out to different areas of the city making this property the ideal central base. Viewing of this property is highly recommended.

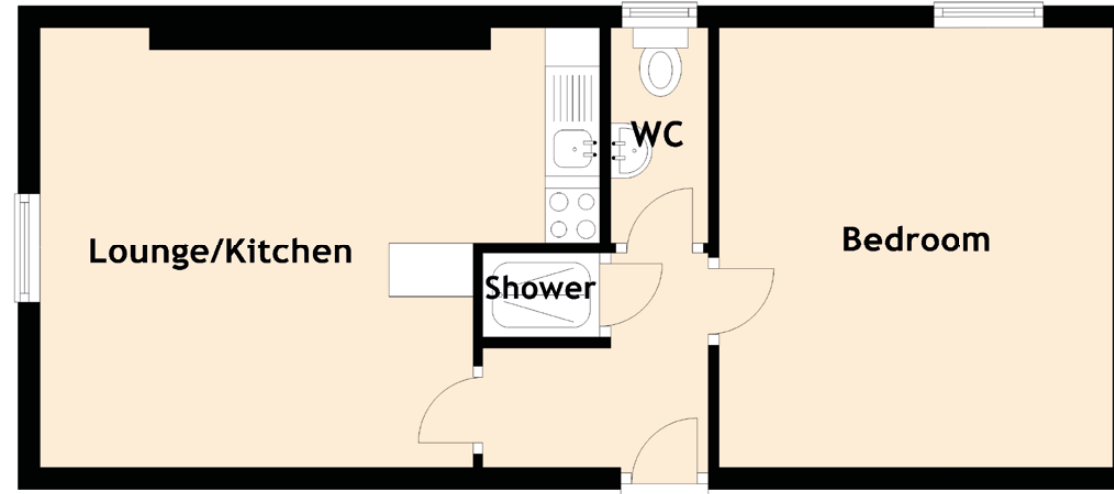
Internally this accommodation is in excellent decorative order, briefly consisting of an entrance hallway with a WC and separate shower room. You will also find a bright and spacious lounge/kitchen area with space for free standing appliances. This area is open plan and makes the most of the space on offer. In addition to this, you will find a bedroom which is a large, double in size and completes the property nicely.

This property also benefits from an entry door system, full double glazing making for a warm yet cost effective home all year round and free parking to the front of the property is also available.





# SPECIFICATIONS & DETAILS FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen	5.13m (16'10") x 4.21m (13'10")
Bedroom	4.02m (13'2") x 3.60m (11'10")
Shower	1.18m (3'10") x 0.77m (2'6")
WC	1.96m (6'5") x 0.89m (2'11")

Gross internal floor area (m<sup>2</sup>): 42m<sup>2</sup>

EPC Rating: C

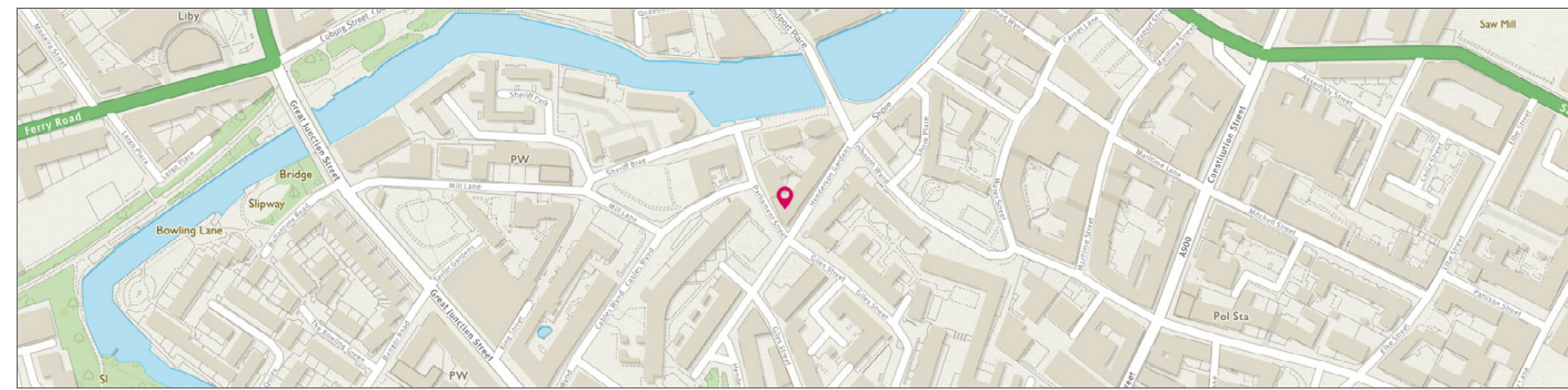


Image credit: <https://www.dunelm.com/>



  
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Text and description  
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