

8/2 Timber Bush

THE SHORE, EDINBURGH, EH6 6QR



One bedroom ground floor flat on The Shore, one of Edinburgh's most charismatic addresses



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this one-bedroom ground-floor flat to the market. Presented in walk-in condition, the property is on The Shore, one of Edinburgh's most charismatic addresses. Alongside excellent proportions, the property benefits from direct access to a private patio, double glazing and residents parking. This is a charming flat that would make an ideal first-time buy or sound buy-to-let investment.

THE LIVING ROOM



Internal accommodation is focused on a spacious, neutrally decorated living room that is flooded with natural light from French doors that open onto the private patio. The space on offer gives plenty of flexibility for different furniture layouts. This gives a new owner huge scope to create their ideal entertaining space.

THE KITCHEN



A breakfasting kitchen overlooks the rear of the property. Finished to an exacting standard, the kitchen includes a full range of base and wall-mounted units that are topped with wooden worksurfaces and set against a tiled splash back. There is a mix of integrated and free-standing appliances.





The bedroom is immediately adjacent to the kitchen and enjoys in an integrated wardrobe and plenty of space for further freestanding furniture. Internal accommodation is completed by a fully tiled bathroom with a three-piece white suite and shower over bath.

Early viewing is highly recommended.

THE BATHROOM



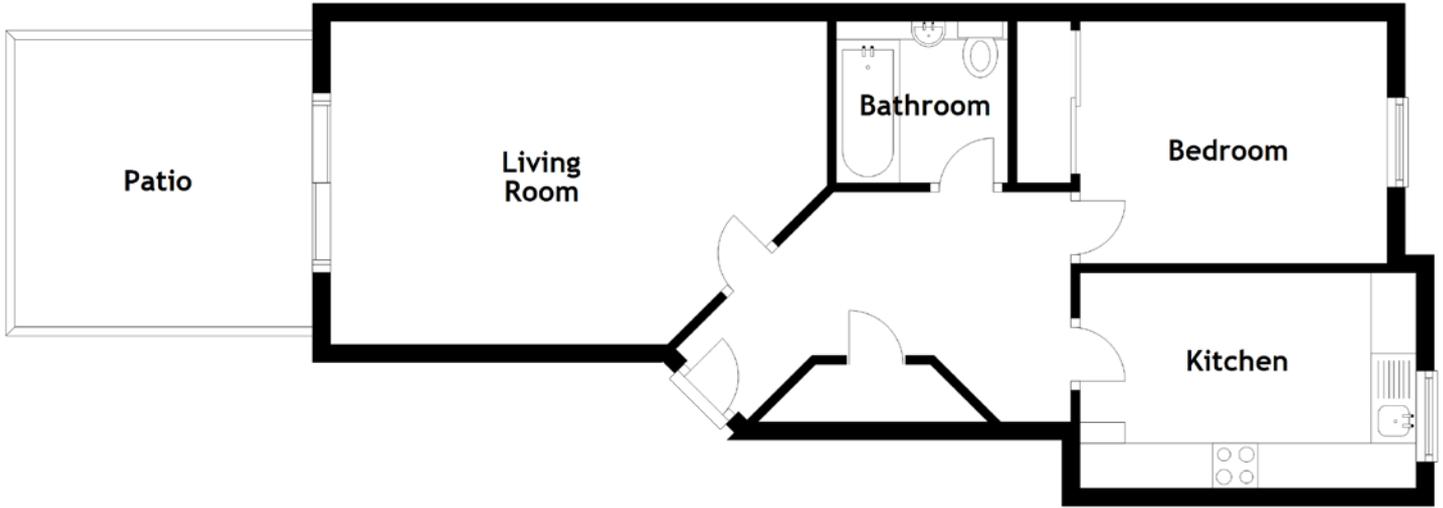
THE BEDROOM



THE PATIO



FLOOR PLAN, DIMENSIONS & MAP



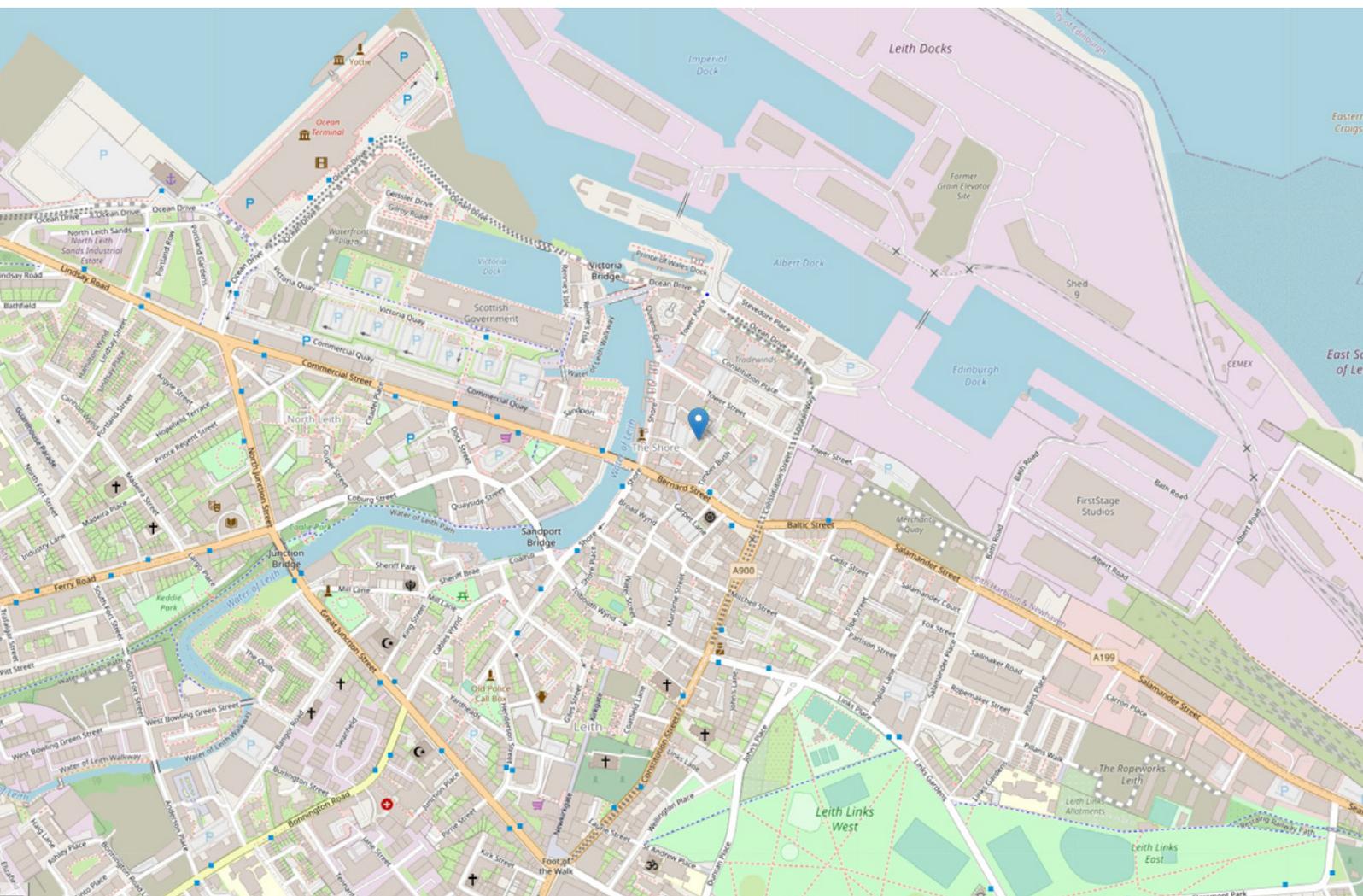
Approximate Dimensions (Taken from the widest point)

Living Room 5.50m (18'1") x 3.60m (11'10")
 Kitchen 4.40m (14'5") x 2.40m (7'10")
 Bedroom 3.40m (11'2") x 2.70m (8'10")

Bathroom
 Patio

1.90m (6'3") x 1.80m (5'11")
 3.30m (10'10") x 3.20m (10'6")

Gross internal floor area (m²): 49m²
 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 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 and a Pure Gym, 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



THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



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.