

# 54/7 Water Street

LEITH, EDINBURGH, EH6 6SU



*Three bed third floor flat for sale in The Shore*



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McEwan Fraser Legal is delighted to present this three-bedroom top-floor flat in this desirable location on Edinburgh's shore. This fantastic space offers a charm and warmth that must be viewed to be fully appreciated.

# THE LIVING ROOM



Inside, the property comprises a spacious living area with lots of natural light. The living room is fitted with original hardwood floorboards, a log burning stove and additional walk-in storage.







# THE KITCHEN



The fully equipped modernised breakfasting kitchen has been upgraded by the current owner to an excellent standard with feature tile floor. There is plenty of potential to make the space into an open plan kitchen/diner/living room.





# BEDROOM 1



The flat benefits from three bedrooms situated at the opposite end to the living area, allowing good separation between the spaces.

The master bedroom, with original floorboards, offers views to Calton Hill, with two further bedrooms, a refurbished bathroom with Victorian period tiling and separate WC.



# BEDROOMS 2 & 3





# THE BATHROOM & WC





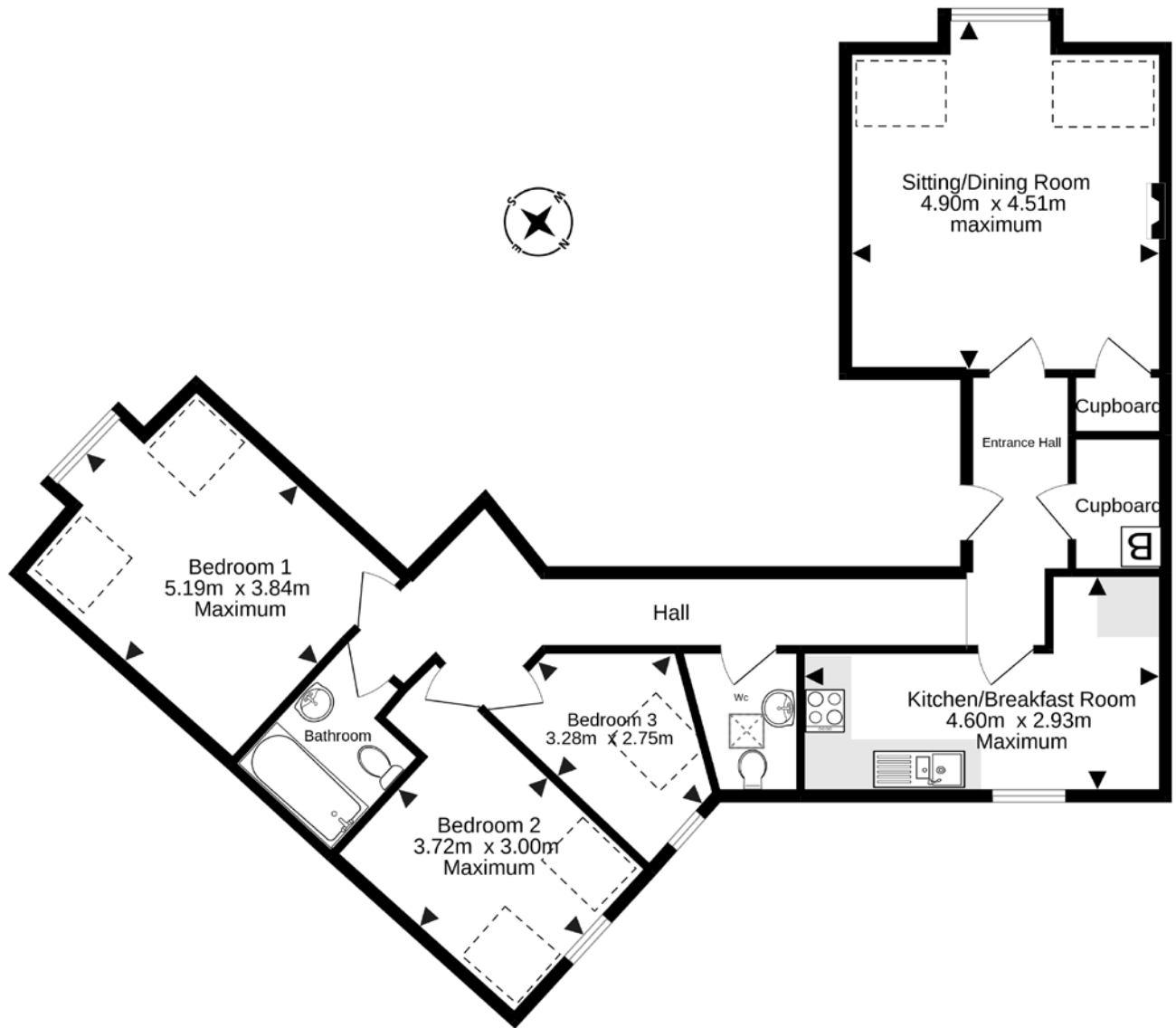
# HALLWAYS



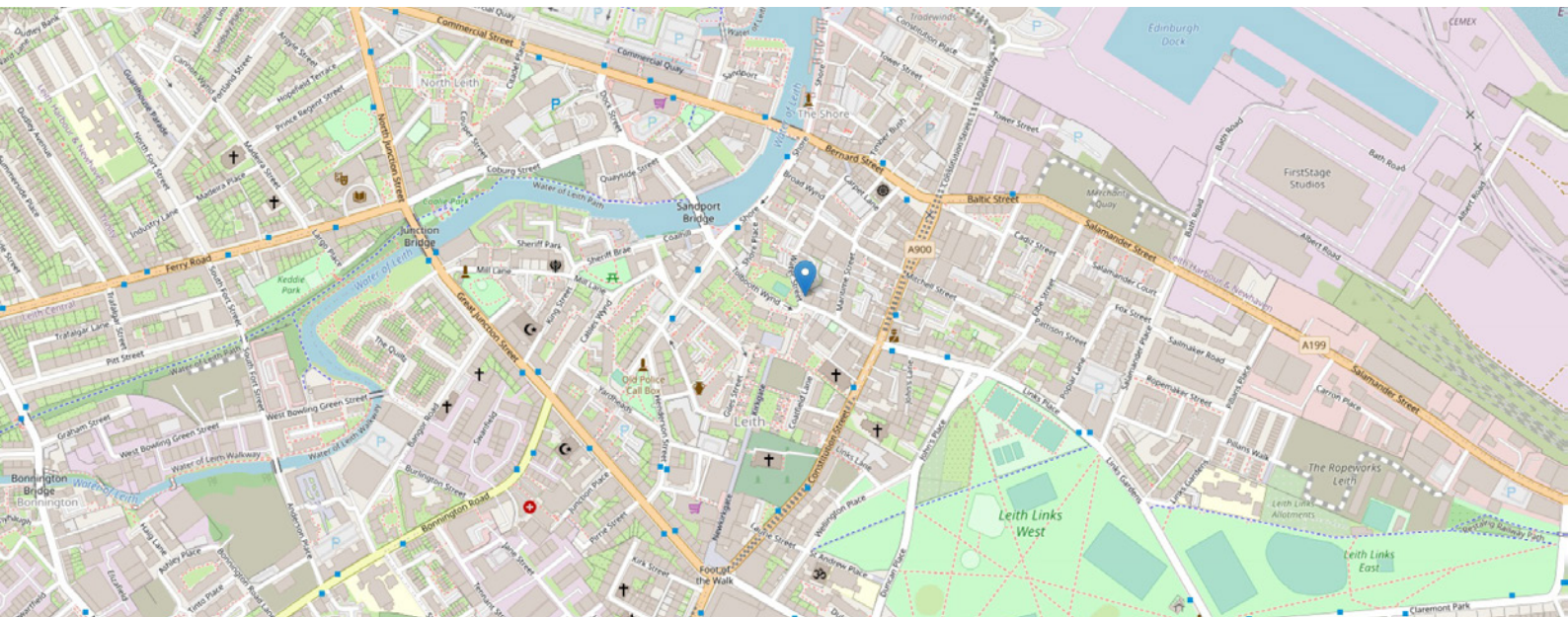
In addition, the apartment also has a telephone entry system, excellent storage, modern gas central heating with a recently updated boiler making for a warm home year-round. The property also benefits from free on-street parking as well as excellent local amenities.



# FLOOR PLAN, DIMENSIONS & MAP



Gross internal floor area (m²): 100m² | 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, 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.



**McEwan Fraser Legal**

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