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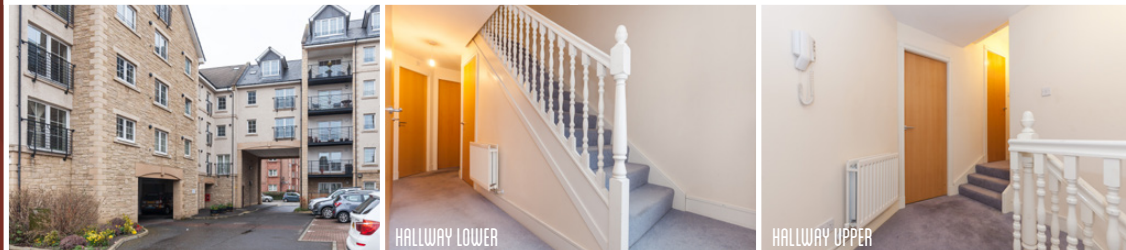


# 379 TOWER WYND, EDINBURGH

THIS HIGHLY DESIRABLE FOUR BEDROOM DUPLEX APARTMENT IN THE SHORE AREA OF LEITH WILL APPEAL TO A VARIETY OF BUYERS



KITCHEN



HALLWAY LOWER

HALLWAY UPPER



LOUNGE



BEDROOM ONE



EN-SUITE



BATHROOM



BEDROOM TWO



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR

Many would consider Edinburgh's Leith to be one of the city's best served suburban shopping areas. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies, and a Post Office. The property on offer has the picturesque Shore waterfront on its doorstep, where you will find some fine eateries, bars and now becoming a particularly fashionable area. Five minutes walk to the west, you will find Ocean Terminal shopping centre where many high street brands can be found alongside, numerous restaurants, and a multiplex cinema.

Leith is an well established and independent

community. Certainly, it is very much self contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries and a choice of dentists. It is a twenty-five-minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the City Bypass.

New to the market is this wonderful third and fourth-floor duplex forming part of a sought after modern development in The Shore.

Internally the property is in good condition and is brought to the market ready to move in. The rooms are well-proportioned consisting of an entrance hallway with excellent storage and a secure entry phone system. An entertaining lounge is flooded with light and provides space for dining. The modern, fully equipped kitchen includes a gas hob, oven, hood and an array of integrated appliances. Two double bedrooms feature built-in wardrobes and a three-piece white suite bathroom with hand shower complete the ground level.

The first floor boasts a spacious master

bedroom with built in wardrobes and en suite shower room. The fourth bedroom can be used for a variety of purposes and completes the upper level.

A full gas central heating system has been installed and this, along with comprehensive double glazed window units, should help ensure a warm and yet cost effective living environment all year round.

Externally the property has well maintained landscaped grounds and benefits from private residents parking.

Early viewing is advisable, this location and property may prove to be popular with a variety of buyers.



# SPECIFICATIONS

## Approximate Dimensions (Taken from the widest point)

Lounge	6.05m (19'10") x 3.56m (11'8")
Kitchen	4.15m (13'7") x 2.43m (8')
Bedroom 1	7.34m (24'1") x 4.00m (13'1")
En-suite	7.34m (24'1") x 3.99m (13'1")
Bedroom 2	3.00m (9'10") x 2.81m (9'3")
Bedroom 3	3.68m (12'1") x 3.07m (10'1")
Bedroom 4	3.79m (12'5") x 3.17m (10'5")
Bathroom	1.80m (5'11") x 1.13m (3'8")

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

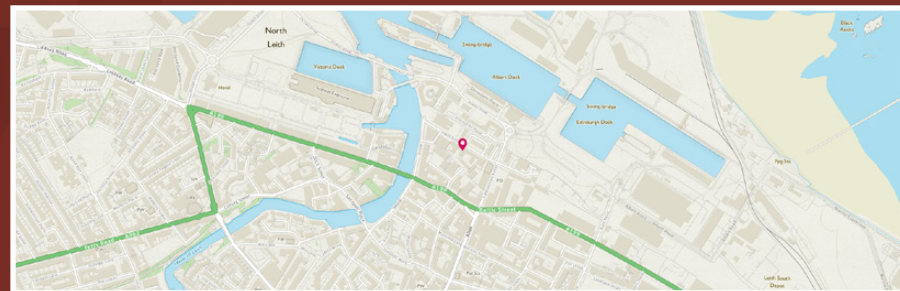
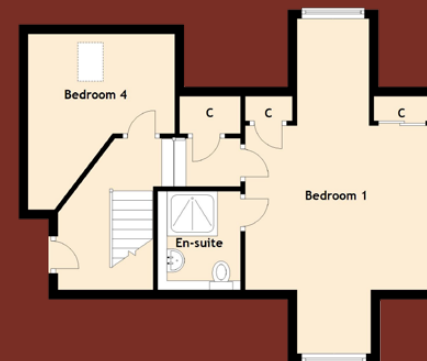
129m<sup>2</sup>

## EPC Rating

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## Extras (Included in the sale)

All fixtures, fittings, floor coverings and appliances.



  
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