





The Shore

EDINBURGH, EH6 7DL

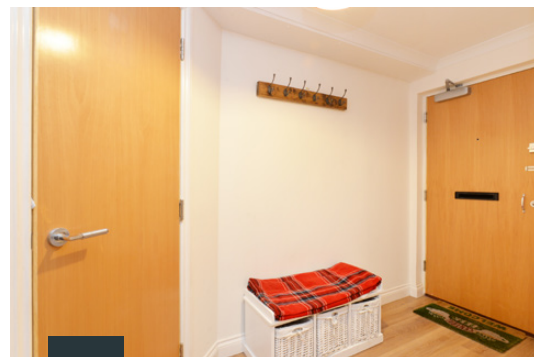
This property is located at the heart of The Shore in Edinburgh, a vibrant cosmopolitan district set around the mouth of the Water of Leith, offering a unique waterfront setting only a short distance from the city centre, situated less than two miles from Princes Street and served by several excellent, 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.





2/3 Constitution Place

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McEwan Fraser Legal is delighted to present this two double bedroom ground floor corner flat to the market. Constitution Place is part of the modern Trade Winds development on The Shore in Leith. The area has a wealth of local amenities and some of the best restaurants in the City which has seen its popularity soar in recent years. The property is presented in walk-in condition and benefits from secure entry system, gas central heating, double glazing, resident's gym, concierge service, residents parking and there are well maintained communal grounds.

The accommodation is focused towards a generous dual aspect reception room with turret style bay window, ample natural light and quality laminate flooring. There is plenty of space for a large suite and a dining table. The kitchen includes an ample range of base and wall mounted units with integrated appliances including a dishwasher and fridge freezer. The master bedroom is a well-proportioned double that boasts two integrated wardrobes and also benefits from an en suite shower room. The second bedroom also includes integrated wardrobes. Accommodation is completed by a master bathroom with three piece suite and an entrance hallway with integrated storage.

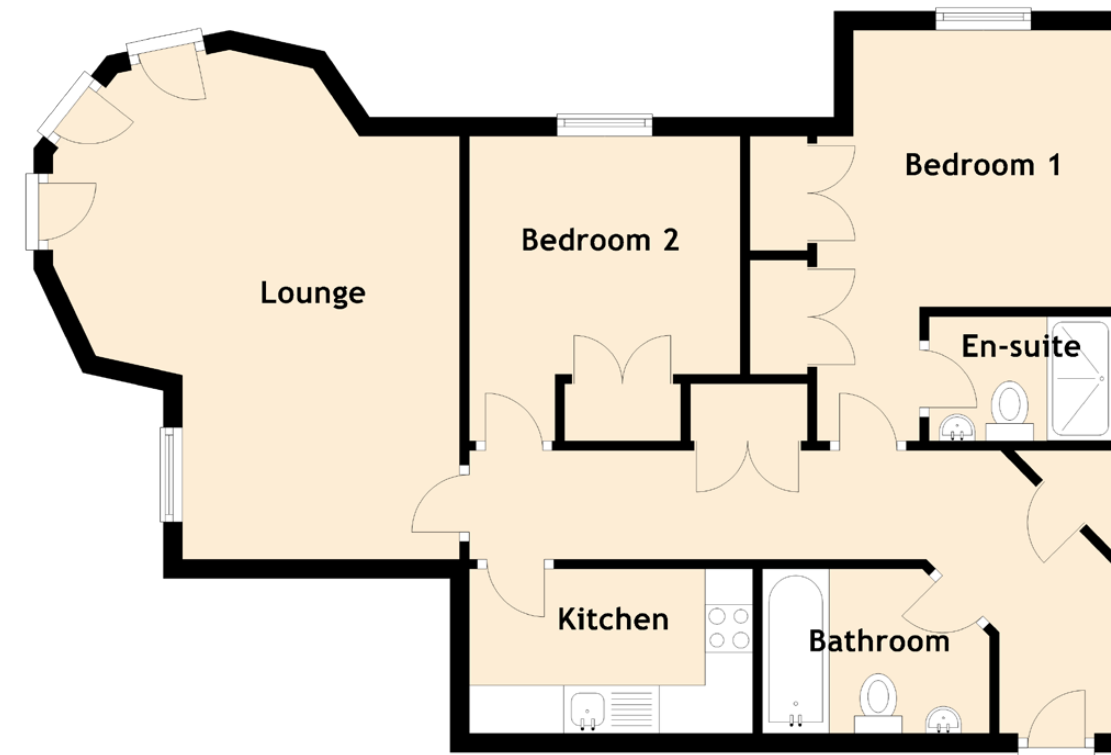
The is a lovely apartment that would make an excellent first time buy, downsize or premium buy to let investment.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

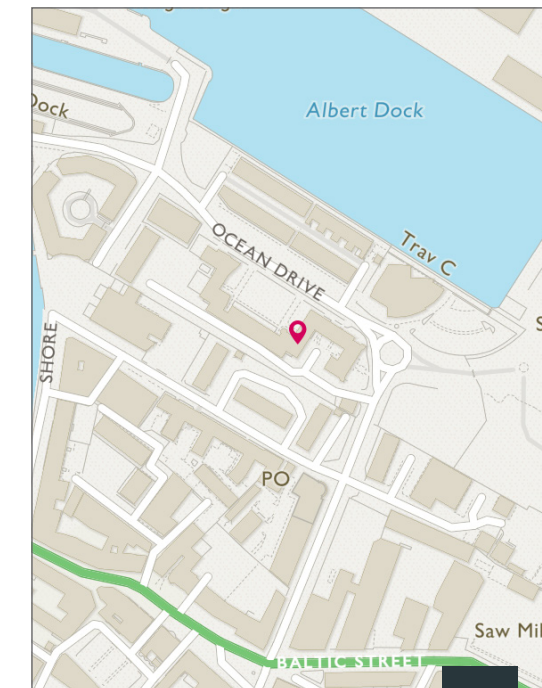


Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|-------------------------------|
| Lounge | 4.30m (14'1") x 4.26m (14') |
| Kitchen | 2.97m (9'9") x 1.72m (5'8") |
| Bedroom 1 | 4.30m (14'1") x 3.11m (10'2") |
| Bedroom 2 | 3.19m (10'6") x 2.84m (9'4") |
| Bathroom | 2.38m (7'10") x 1.72m (5'8") |

Gross internal floor area (m²): 65m²

EPC Rating: C





McEwan Fraser Legal

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