

14/12 Quayside Street

THE SHORE, EDINBURGH, EH6 6EJ



Contemporary two-bedroom fourth-floor apartment in the fashionable Shore district



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McEwan Fraser Legal are delighted to present this superb opportunity to acquire a 25% share (additional percentages can be available by separate negotiation, further information available on request) of a contemporary two-bedroom fourth-floor apartment in the fashionable Shore district, an extremely popular area convenient to wide-ranging amenities and transport links.

THE KITCHEN /LIVING ROOM



Forming part of a factored development with secure residents' car parking, the generous, well-designed interior provides a light, stylish home comprising: an entrance hallway, and a spacious kitchen/living room with appliances.



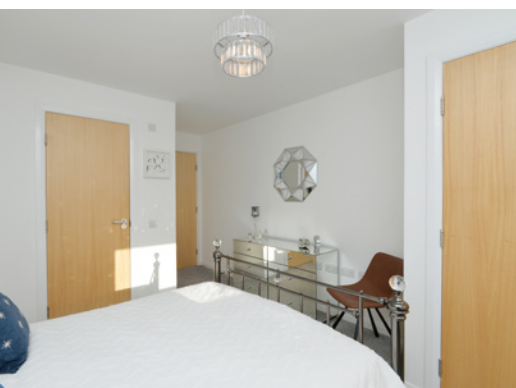


There are two good-sized double bedrooms, one with an en-suite shower room, and a stylish bathroom with a shower over the bath. The property benefits from the added comfort of gas central heating, double glazing and useful storage. An entryphone system provides security to the well-maintained communal entrance with lift access to all floors.

THE BATHROOM



BEDROOM 1



BEDROOM 2



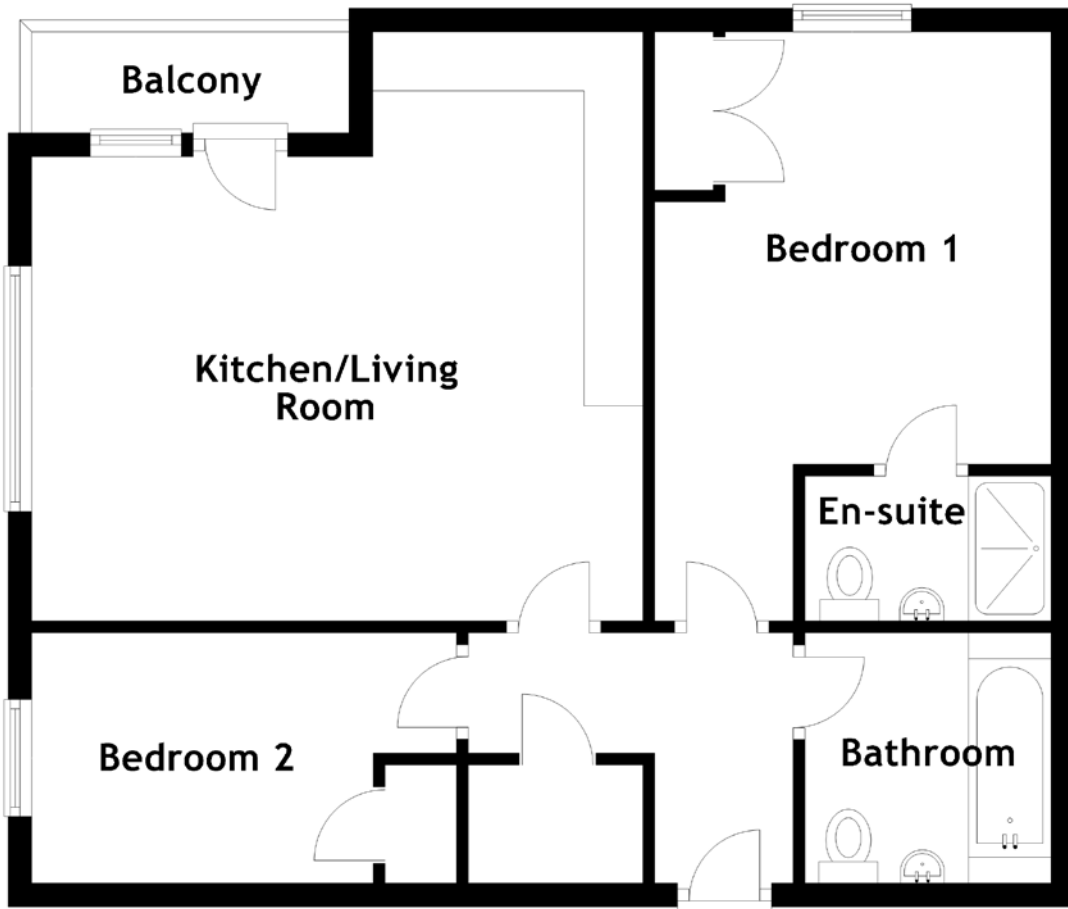
There is a dedicated car parking space within the secure area at ground level, and also access to a shared courtyard.

Any interested potential buyer will need to be approved by Harbour Homes for shared ownership of the property.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

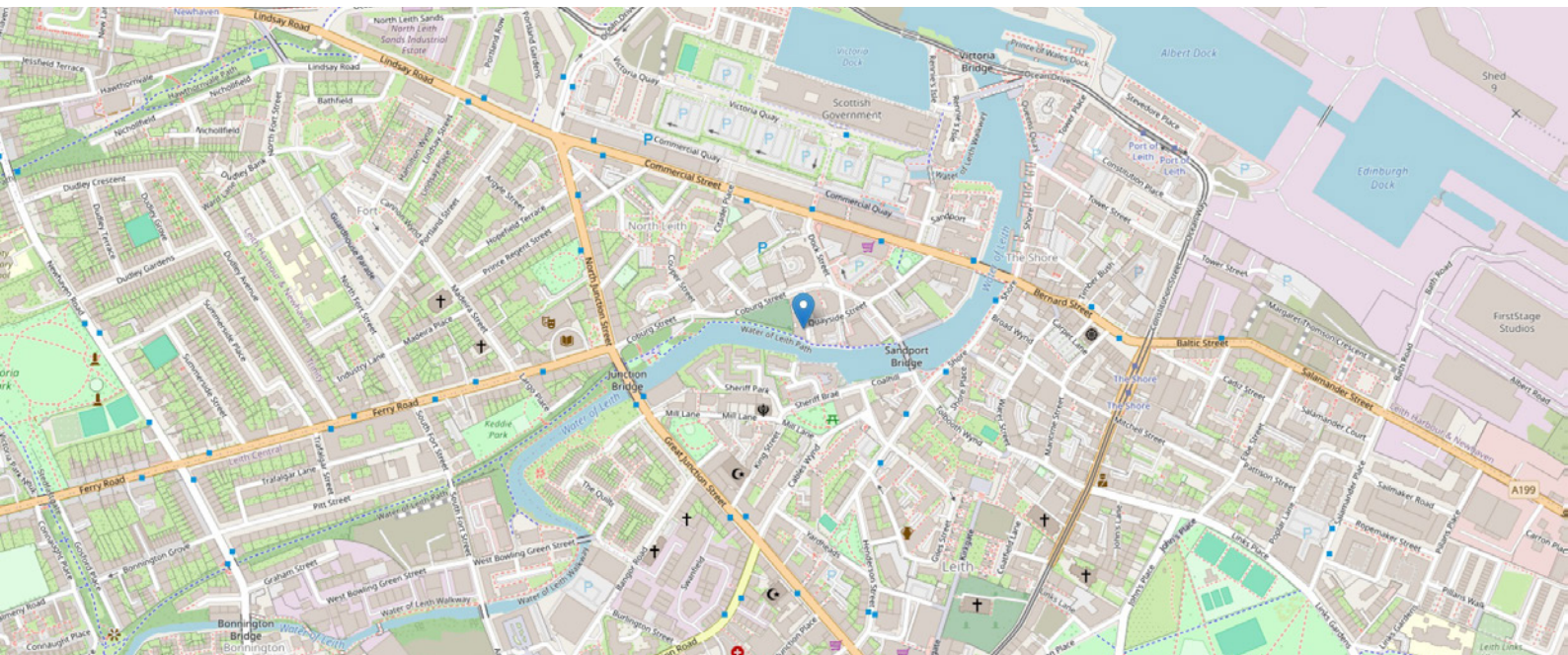


Approximate Dimensions
(Taken from the widest point)

Kitchen/Living Room 5.18m (17') x 4.99m (16'4")
 Balcony 2.69m (8'10") x 0.86m (2'10")
 Bathroom 2.12m (6'11") x 2.09m (6'10")

Bedroom 1 4.99m (16'4") x 3.36m (11')
 En-suite 2.09m (6'10") x 1.23m (4')
 Bedroom 2 3.60m (11'10") x 2.12m (6'11")

Gross internal floor area (m²): 60m²
 EPC Rating: B



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 multiplex cinema, Pure Gym and high street stores including Debenhams and a Marks and Spencer 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.



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Exchange
Available



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