

# 7/14 Tower Place

THE SHORE, EDINBURGH, EH6 7BZ



*STYLISH TWO-BEDROOM APARTMENT  
BESIDE THE SHORE IN LEITH*



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McEwan Fraser is delighted to present this impressive two-bedroom apartment, which forms part of a modern and well-maintained development adjacent to The Shore in Leith. Renowned for its vibrant waterfront atmosphere, fashionable cafés, award-winning restaurants, and excellent local amenities. The Shore has become one of the capital's most desirable residential locations, offering a unique blend of cosmopolitan living and historic character.

Presented in very good condition throughout, the property offers stylish contemporary living with bright and spacious accommodation.

The generous living room is naturally bright and offers plenty of space for both relaxing and dining, while the separate modern kitchen is fitted with quality units and a mixture of integrated and free-standing appliances, providing a practical and well-designed cooking space. A particular highlight is the private balcony, which is perfect for a lazy morning coffee or relaxing outdoors.

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*“...A PARTICULAR HIGHLIGHT IS THE PRIVATE BALCONY, WHICH IS PERFECT FOR A LAZY MORNING COFFEE OR RELAXING OUTDOORS...”*





Both double bedrooms are well-proportioned and tastefully presented, and each benefits from integrated wardrobes. The accommodation is completed by a stunning modern bathroom featuring a large walk-in shower, a free-standing bath, and beautiful contemporary tiling.





**Bedroom 2**

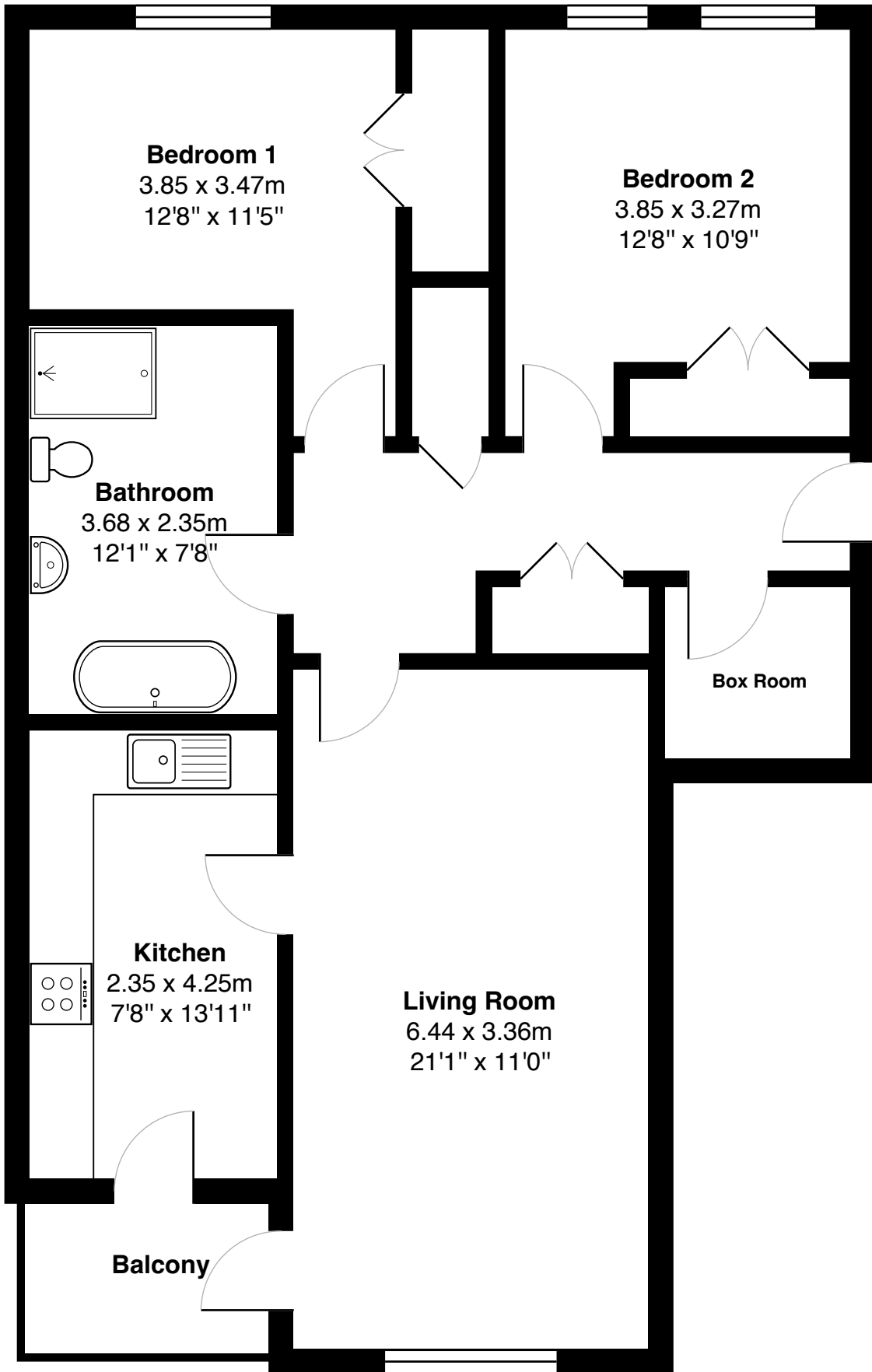






The property is arranged around a central hallway with integrated storage and a box room, which has been adapted to provide a useful home office space. Further benefits include gas central heating, double glazing, a secure entry system, lift access, and residents' parking.





Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>

EPC Rating: B



Combining modern design with an excellent location close to the vibrant cafés, restaurants, and waterfront amenities of The Shore, this outstanding apartment will appeal to first-time buyers, professionals, and anyone seeking a ready-to-move-in home within easy reach of Edinburgh city centre.





Situated in the vibrant and historic port area of Leith, The Shore is one of Edinburgh's most desirable and character-rich districts. Set along the Water of Leith, this picturesque neighbourhood effortlessly combines the charm of its maritime heritage with a cosmopolitan atmosphere, making it a highly sought-after location for both residents and investors.

The Shore boasts an array of award-winning restaurants, gastropubs, and cafes, including several Michelin-starred establishments, creating a lively culinary scene right on your doorstep. Independent boutiques, galleries, and artisan shops add to the area's distinct personality, while the nearby Ocean Terminal shopping centre offers retail convenience and leisure options, including a cinema and gym facilities.

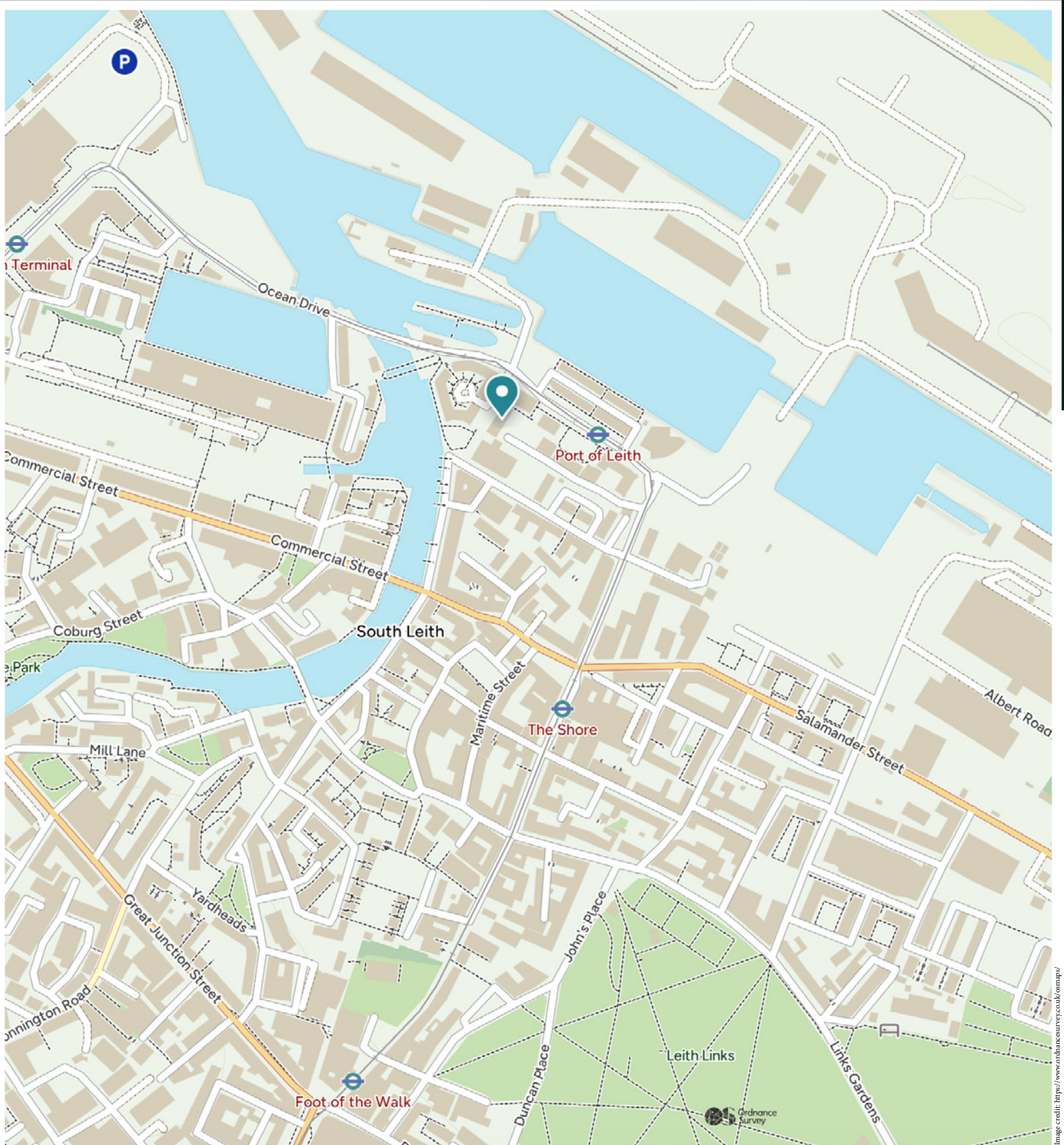
## The Location



Excellent transport links connect The Shore to Edinburgh city centre and beyond, with frequent bus services and easy access to the city's tram network. The area is also well-connected to cycling and walking routes, including the scenic Water of Leith Walkway.

A blend of converted warehouse apartments, modern developments, and charming period properties line the cobbled streets and waterfront promenades, offering a unique mix of architectural styles to suit a variety of tastes. The ongoing regeneration of Leith ensures continued growth and investment, making The Shore not only a fantastic place to live but also a smart property choice.

## The Location



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