

80/7 Shore

THE SHORE, EDINBURGH, EH6 6RG



*Spacious Two Bedroom Top Floor Flat in
Edinburgh's Desirable Shore Area*



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McEwan Fraser Legal is delighted to present this two bedroom Top floor flat in Edinburgh's very desirable Shore area of Leith.

THE LOUNGE/KITCHEN



The property briefly comprises;

- Spacious living area has windows running the length of the room and provide exceptional views over the water of Leith and the shore. The living room offers various possibilities for furniture arrangements.
- Fully equipped kitchen situated in the open plan living/dining room. The kitchen is equipped with a five ring gas hob, fan oven, integrated dishwasher and fridge freezer.



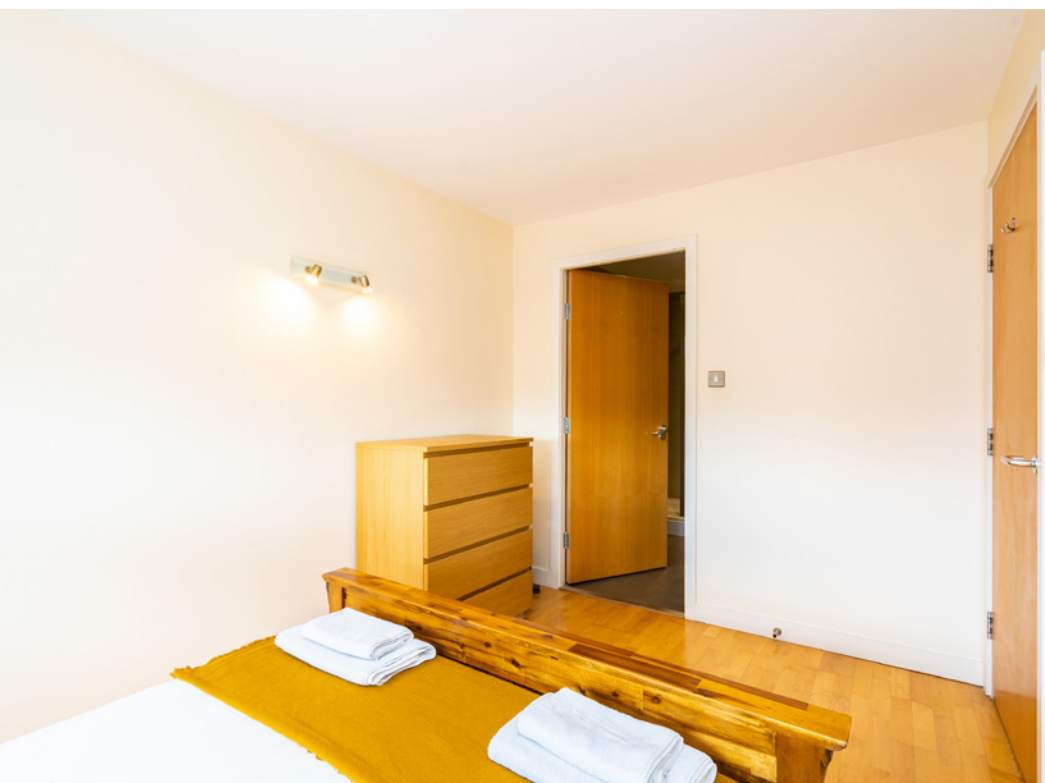


- The flat has two spacious double bedrooms which include built-in storage and the master has an en-suite fitted shower room.
- There are two bathrooms in the property. One of which is a fully fitted three piece family bathroom with a shower over the bath and the other being a large double shower three piece en suite shower room.

THE BATHROOM



BEDROOM 1



BEDROOM 2

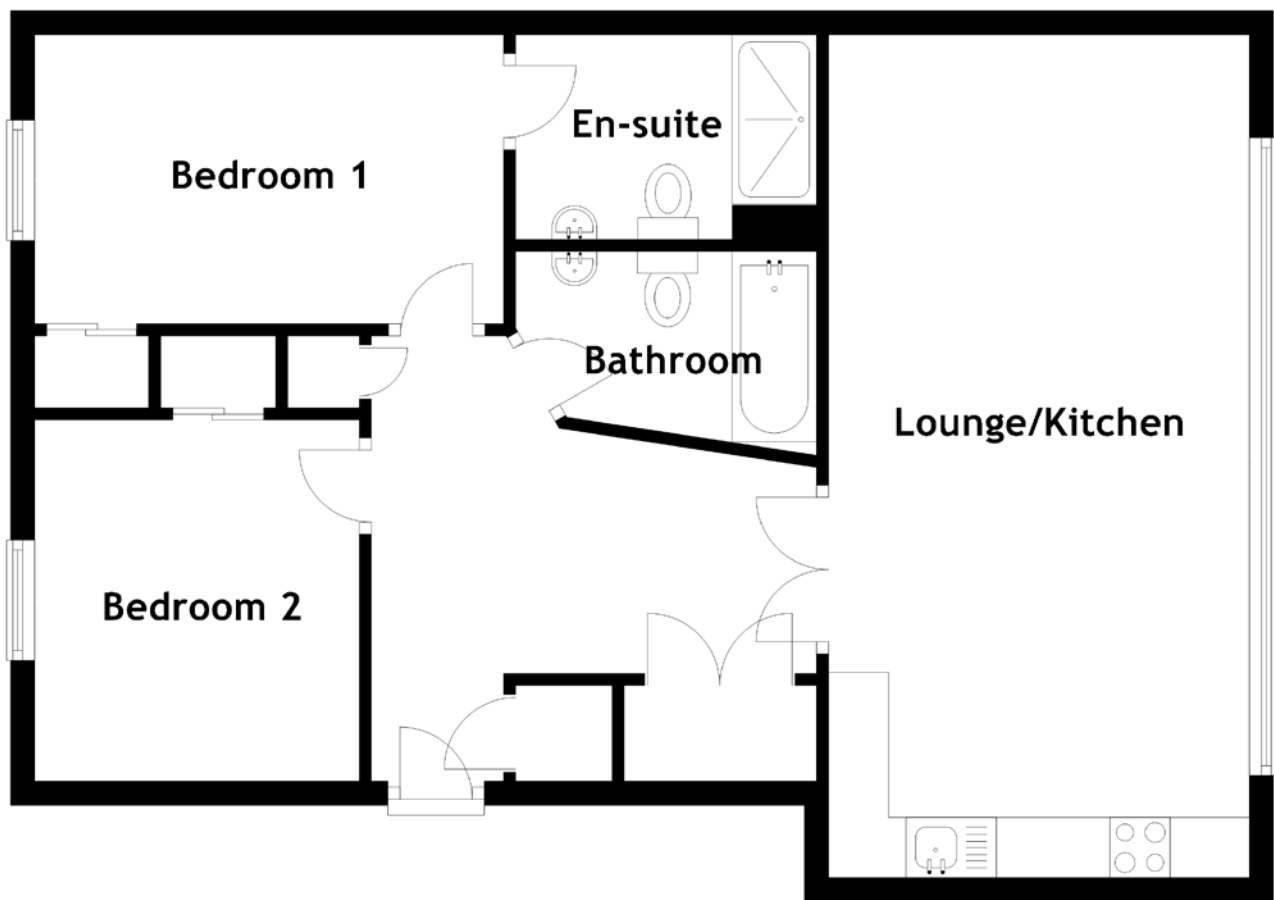


In addition, the property includes private residents parking with allocated parking space and free local parking. The flat further benefits from being fully double glazed and has gas central heating, making for a warm home year-round.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

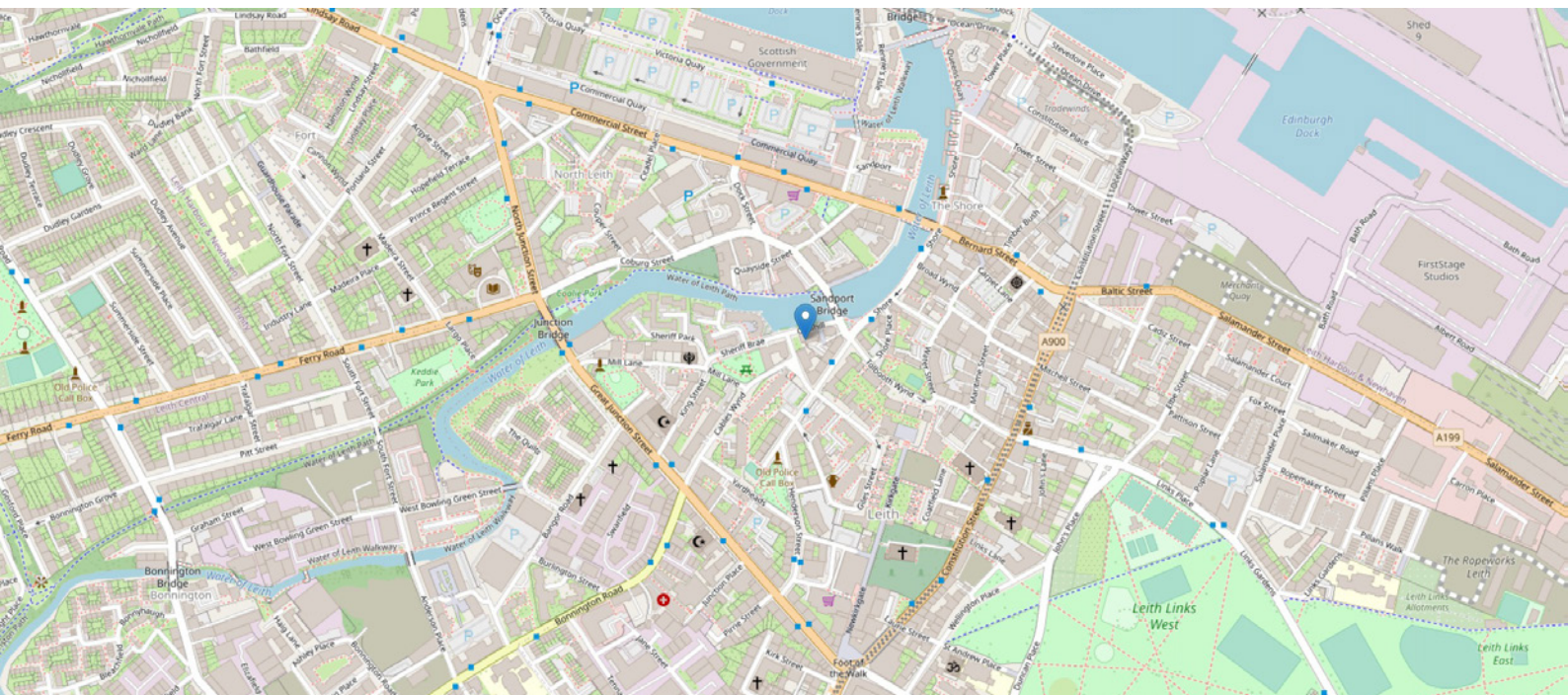


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen 7.00m (23') x 3.50m (11'6")
Bathroom 2.29m (7'6") x 1.70m (5'7")

Bedroom 1 3.90m (12'10") x 2.40m (7'10")
En-suite 2.50m (8'2") x 1.70m (5'7")
Bedroom 2 3.00m (9'10") x 2.70m (8'10")

Gross internal floor area (m²): 65m² | EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.





Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists.

The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short 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 access to the west as well as routes out to the east. In both these directions, there are direct links with the city by-pass.



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