

# 16/24 Chapel Lane

THE SHORE, EDINBURGH, EH6 6SG



*Generously Proportioned Two-Bedroom Flat With  
Private Parking in Edinburgh's Popular Shore Area*



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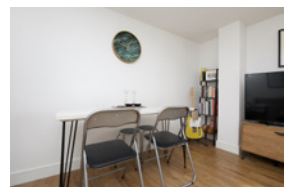
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McEwan Fraser Legal is delighted to present this two-bedroom flat in Edinburgh's sought-after area of The Shore. Generously proportioned, well-maintained and beautifully modernised.

# THE LIVING ROOM



Inside, the property comprises a large living room, which is spacious and offers ample space for dining furniture. The fully equipped kitchen has been finished to a high standard with an electric hob, fan oven, integrated fridge freezer and dishwasher.

# THE KITCHEN







The property boasts two generous double bedrooms; the master has large built-in wardrobes. There is a modern bathroom with a shower fitted over the bath. The space has a modern traditional finish.

In addition, the property includes off-street parking, central heating and timber single-glazed windows with some secondary glazing, maintaining the character of the building.

## THE BATHROOM



# BEDROOM 1



The property boasts two generous double bedrooms

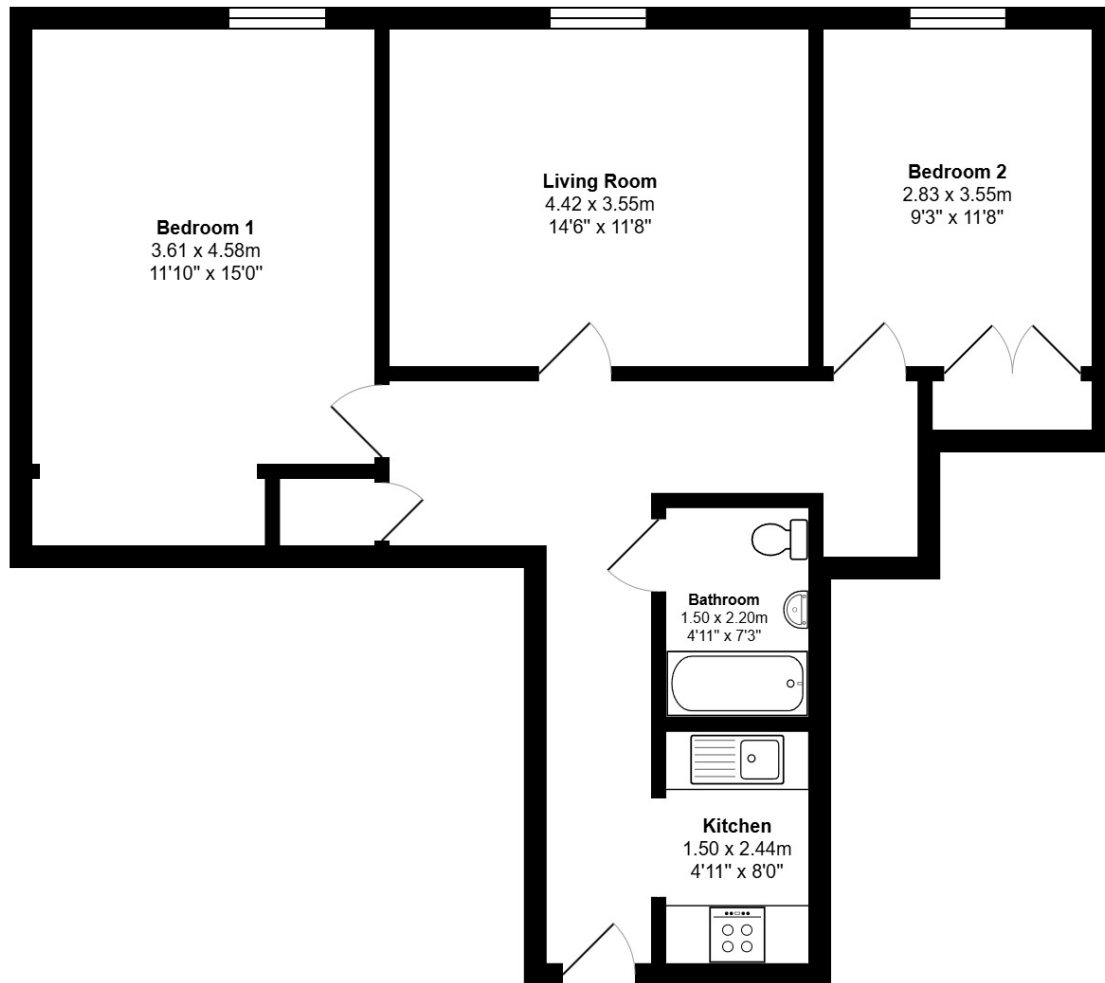




# BEDROOM 2

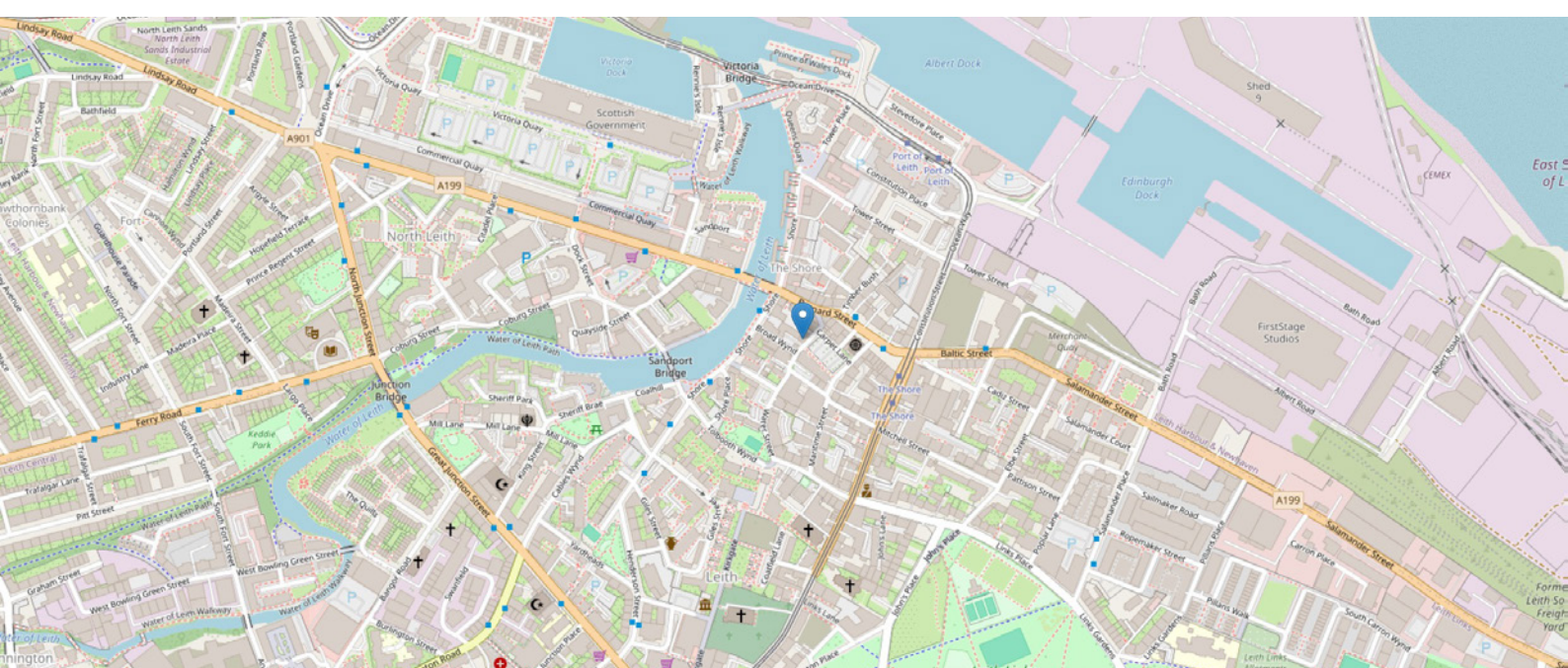


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup> | EPC Rating: C





# 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's foodhall, 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.



**McEwan Fraser Legal**

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