




McEwan Fraser Legal

Solicitors & Estate Agents

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5/5 Dock Street

THE SHORE, EDINBURGH, EH6 6HU



AREA

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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.

PROPERTY

5/5 DOCK STREET, EDINBURGH

McEwan Fraser Legal are delighted to present to the market this desirable two-bedroom flat with residents parking and communal grounds.

Situated in the ever desirable Shore district, this well-proportioned property is in excellent walk-in condition and is sure to appeal to a variety of buyers. Briefly consisting of a generous entrance hallway, which features ample storage and provides access to the bright lounge/dining room/kitchen is flooded with natural daylight. The kitchen is accessed via the dining area and is equipped with

wall and base units, hob, fan oven and appliances. The master bedroom is large and accessed from the landing and is equipped with built-in wardrobes and has an en suite shower room, also, there is a second bedroom which is also very spacious.

To complete the property is the well-proportioned bathroom which has a shower over the bath and comes fully tiled.

This property is expected to be of particular interest, therefore early-bird viewing is highly recommended.





Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.62m (21'9") x 4.10m (13'5")
Kitchen	2.80m (9'2") x 1.80m (5'11")
Bedroom 1	3.72m (12'3") x 3.70m (12'2")
Bedroom 2	3.23m (10'7") x 2.32m (7'7")
Bathroom	2.40m (7'10") x 1.69m (5'7")
En-suite	1.93m (6'4") x 1.57m (5'2")

Gross internal floor area (m²): 74m²

EPC Rating: B

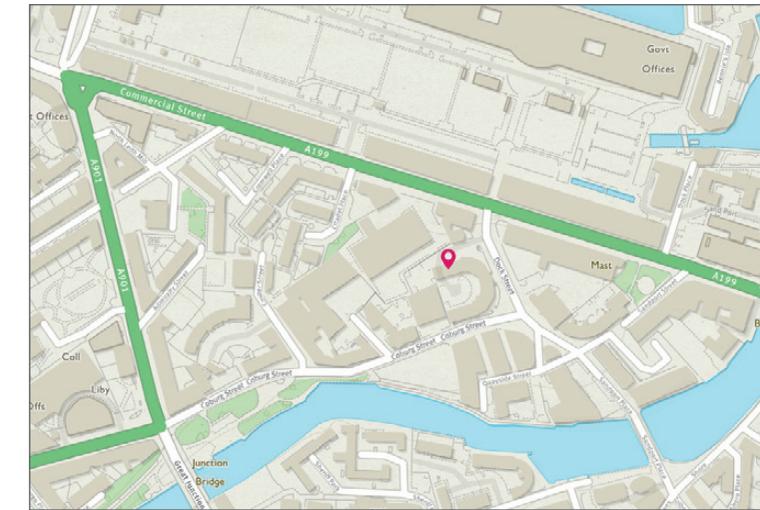
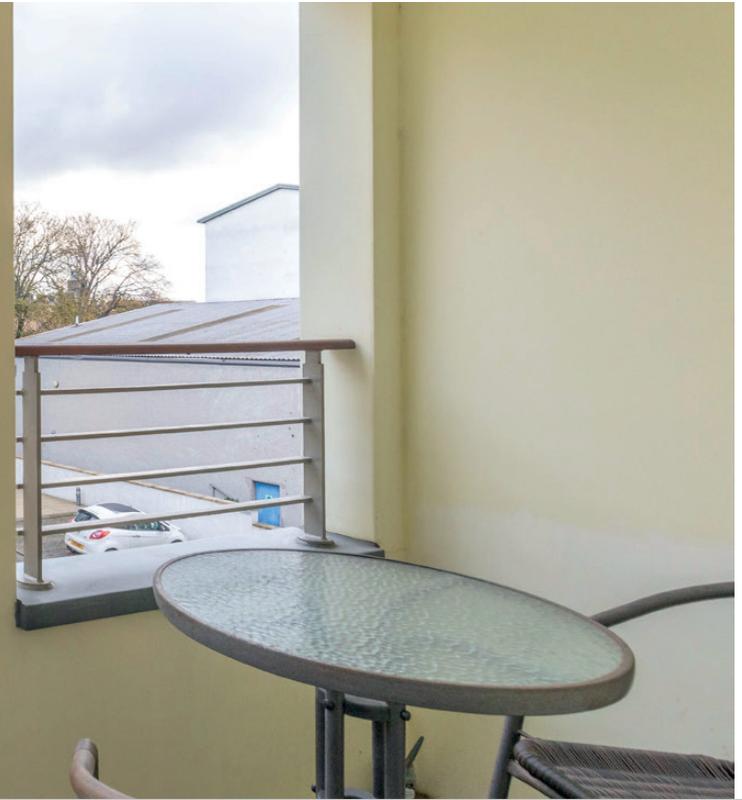


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