




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

5/5 Dock Street

THE SHORE, EDINBURGH, EH6 6HU



AREA

THE SHORE, EDINBURGH, EH6 6HU



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

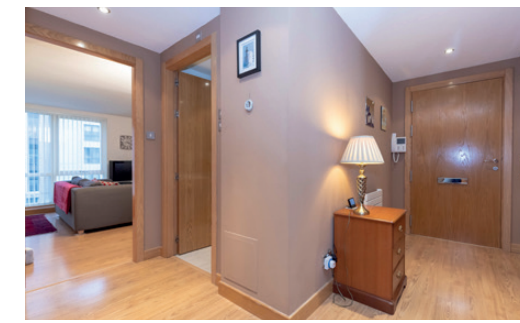
McEwan Fraser Legal are delighted to present to the market this desirable two-bedroom flat with residents parking and communal grounds.

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

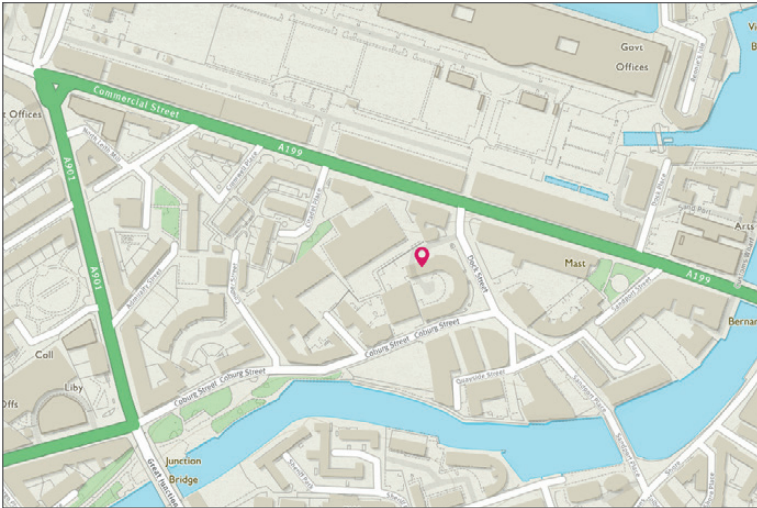
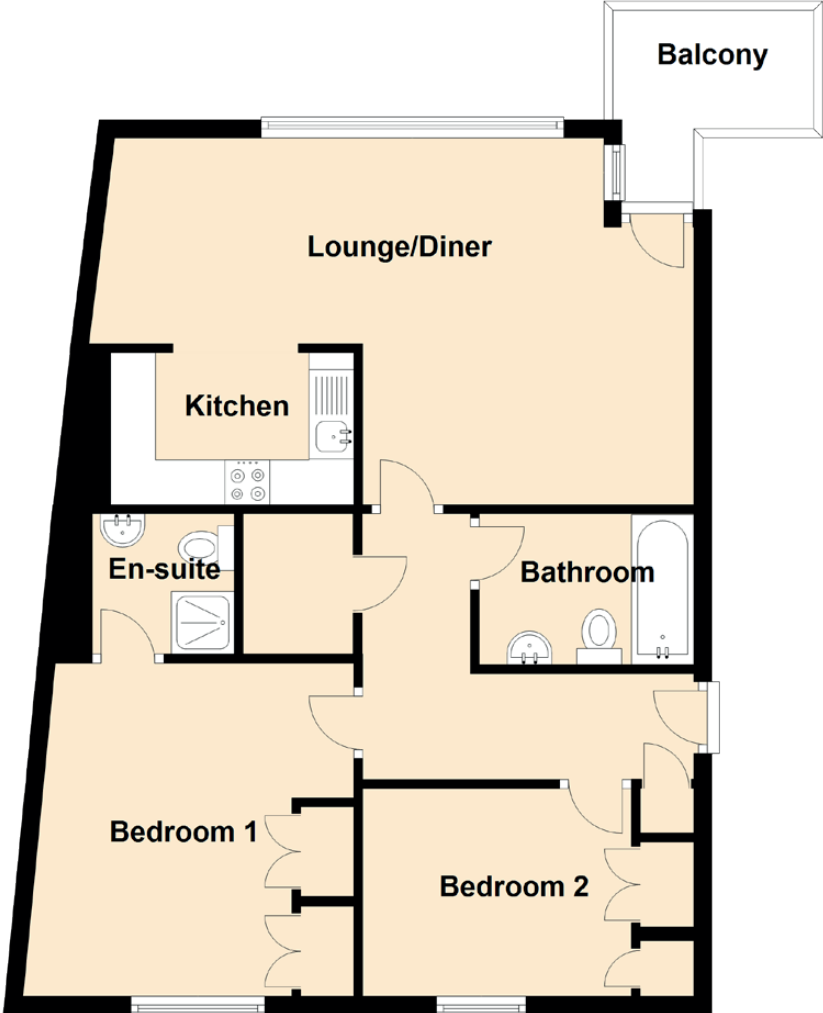


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



THE SUNDAY TIMES
SCOTLAND
ESTATE AGENCY
of the
YEAR



Text and description
BEN STEWART CLARK
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer