




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

Flat 15, 12 Constitution Place

EDINBURGH, EH6 7DL



THE SHORE

Edinburgh, EH6 7DL

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 Spencer's 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.



FLAT 15, 12 CONSTITUTION PLACE

Edinburgh, EH6 7DL

McEwan Fraser Legal are delighted to present to the market this desirable three-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, kitchen and three spacious bedrooms. The property is flooded with natural daylight. The kitchen is accessed from the hallway and is equipped with wall and base units, hob, fan oven and integrated appliances. The Lounge is a large area with considerable space for various furniture configurations as well as accommodating a dining area. The master bedroom is large and is equipped with built-in wardrobes and has an en suite shower room, also, there are two further bedrooms which are also very spacious. To complete the property is the well-proportioned family bathroom which has a shower over the bath and comes tiled.

This property benefits from being both a newer build and being in an area with a lot of history. with gas central heating and full double glazing, it works out as a cosy yet cost-effective home all year round. within the development, you benefit from an on-site concierge and also from a residents gym. This property is expected to be of particular interest, therefore early-bird viewing is highly recommended.



KITCHEN
& LOUNGE



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
BEN STEWART CLARK
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer