

3/2 Tower Wynd

THE SHORE, EDINBURGH, EH6 7BA



Wonderful first floor two bedroom flat forming part of a sought after modern development in The Shore



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

New to the market is this wonderful first-floor two-bedroom flat forming part of a sought after modern development in The Shore.

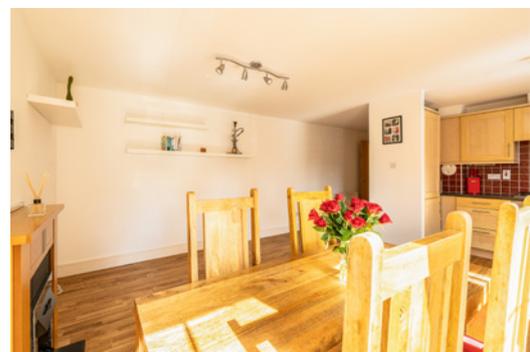
LOUNGE/DINER/KITCHEN



Internally the property is in good condition and is brought to the market ready to move in. The rooms are well-proportioned consisting of an entrance hallway with excellent storage and a secure entry phone system. An entertaining lounge/kitchen is flooded with light via Juliet balcony doors and a second window while this room also provides space for dining.



The modern, fully equipped kitchen includes a gas hob, oven, hood and an array of integrated appliances.



Two double bedrooms feature built-in wardrobes and a three-piece white suite bathroom with a hand shower complete the accommodation.

BEDROOM 1



BEDROOM 2



BATHROOM



A full gas central heating system has been installed and this, along with comprehensive double glazed window units, should help ensure a warm and yet cost-effective living environment all year round.

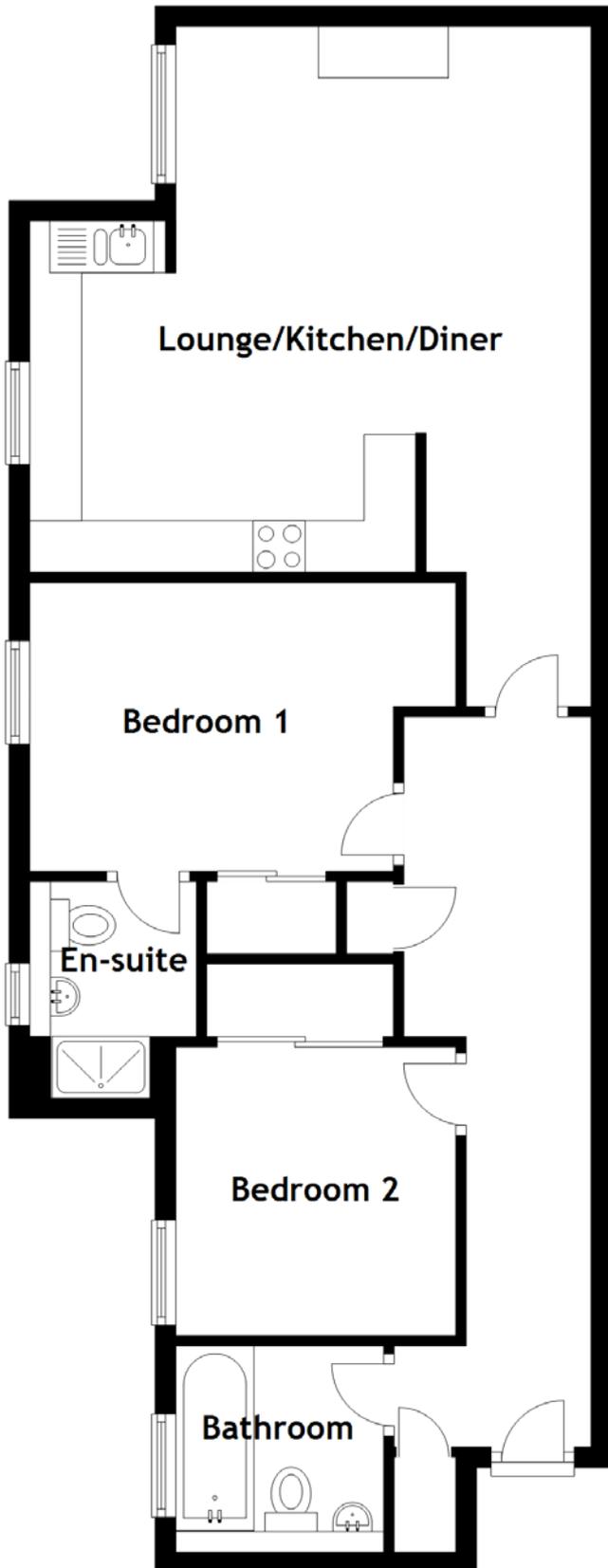
Externally the property has well maintained landscaped grounds and benefits from private residents parking and indoor bike storage.

Early viewing is advisable, this location and property may prove to be popular with a variety of buyers.

EXTERIORS



FLOOR PLAN, DIMENSIONS & MAP

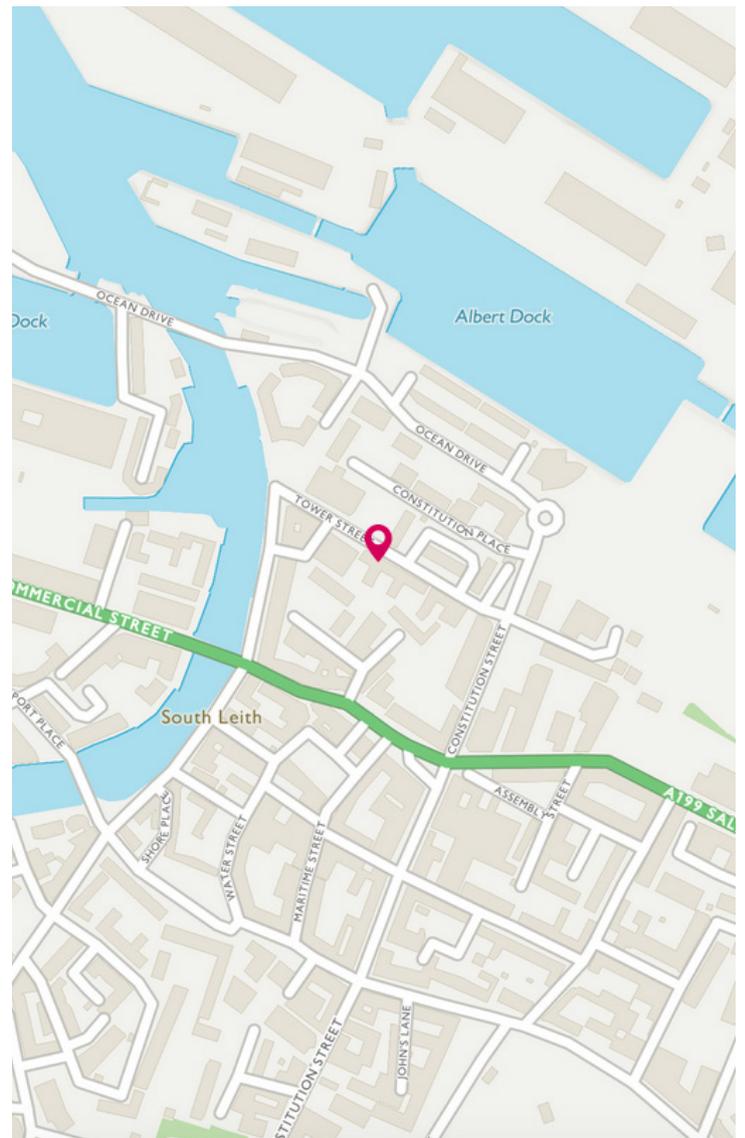


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen/Diner	6.60m (21'8") x 5.40m (17'9")
Bedroom 1	4.10m (13'5") x 2.80m (9'2")
En-suite	2.10m (6'11") x 1.60m (5'3")
Bedroom 2	3.10m (10'2") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 72m²

EPC Rating: B



THE LOCATION

Many would consider Edinburgh's Leith to be one of the city's best served suburban shopping areas. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies, and a Post Office.





The property on offer has the picturesque Shore waterfront on its doorstep, where you will find some fine eateries, bars and now becoming a particularly fashionable area. Five minutes walk to the west, you will find Ocean Terminal shopping centre where many high street brands can be found alongside, numerous restaurants, and a multiplex cinema.

Leith is an well established and independent community. Certainly, it is very much self contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries and a choice of dentists. It is a twenty-five-minute 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 very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the City Bypass.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JUDY SHIELDS
Surveyor



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALLY CLARK
Designer

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.