



A bright and well-presented Category C-listed apartment on the second floor of this prestigious 'Academia' development in the heart of the Shore



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Housed in the James Simpson-designed 19th Century Yardheads School (1875), this is a bright and well-presented Category C-listed apartment. On the second floor of this prestigious 'Academia' development in the heart of the Shore, it is a stylish home with thoughtful architectural touches. With quality finishes and a generous layout, the end result is a fashionable property that will appeal to professionals and investors alike who are drawn to this vibrant neighbourhood.

THE LOUNGE/KITCHEN



Inside, the property comprises of:

- Open and airy lounge/kitchen featuring a porthole with two thoughtfully positioned skylights.
- Well-appointed kitchen with shaker-style wall and floor units finished in a natural tone, complementary black quartz-effect worktops, grey splashback, and integrated appliances including an extractor hood, gas hob, oven, and a fridge/freezer.





- Light-filled master bedroom with ample space for freestanding furniture and shelving, two skylights and an ensuite.
- Second generous double bedroom with a skylight, and built-in wardrobes.
- Stylish bathroom comprising of a chrome towel radiator, shelving and a bath with wall-mounted shower.
- Gas central heating and single glazing.

THE BATHROOM



BEDROOM 1



BEDROOM 2

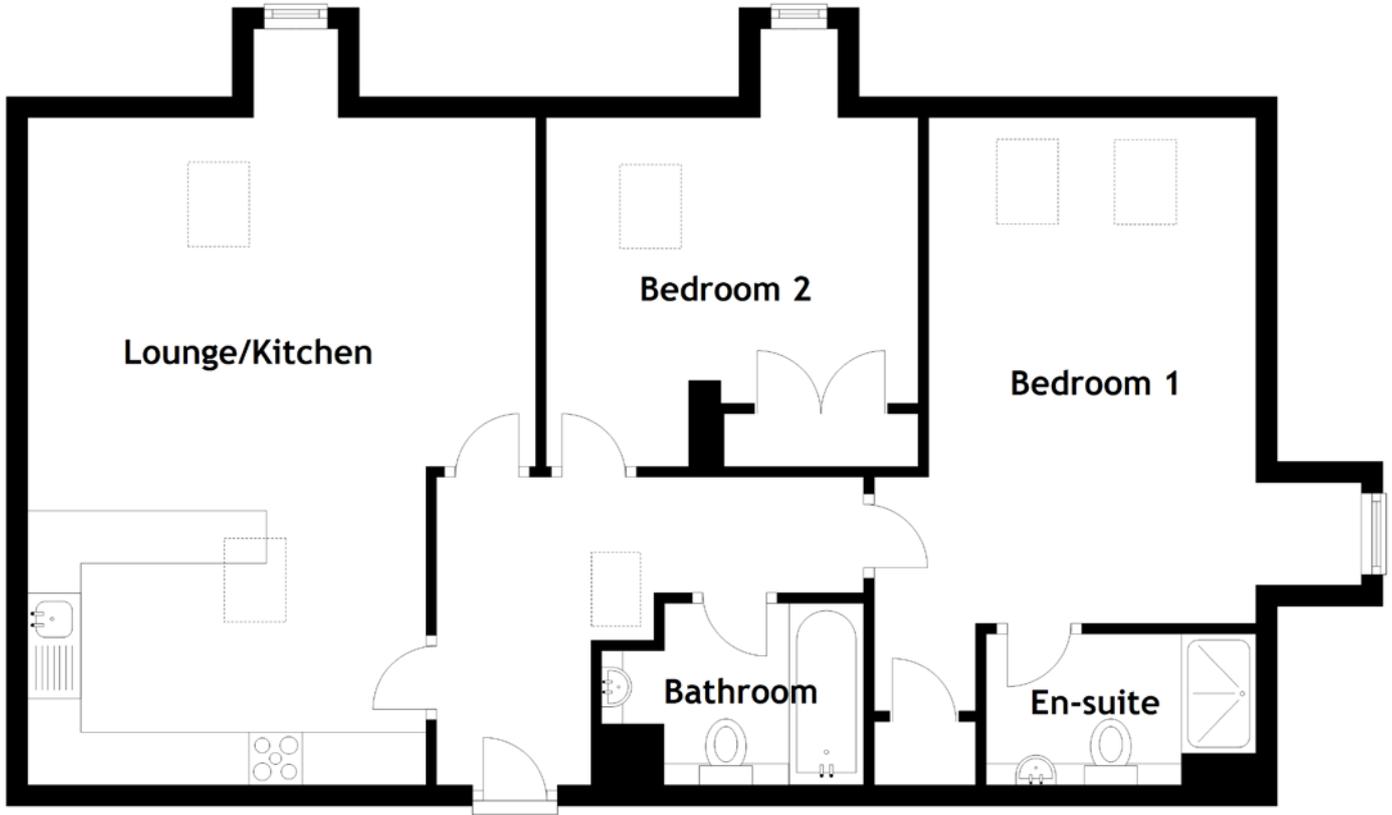


EXTERNALS



- Shared landscaped grounds.
- Allocated residents' parking and visitors' parking.
- Gated development and secure entry system.
- Allocated factor fee.

FLOOR PLAN, DIMENSIONS & MAP

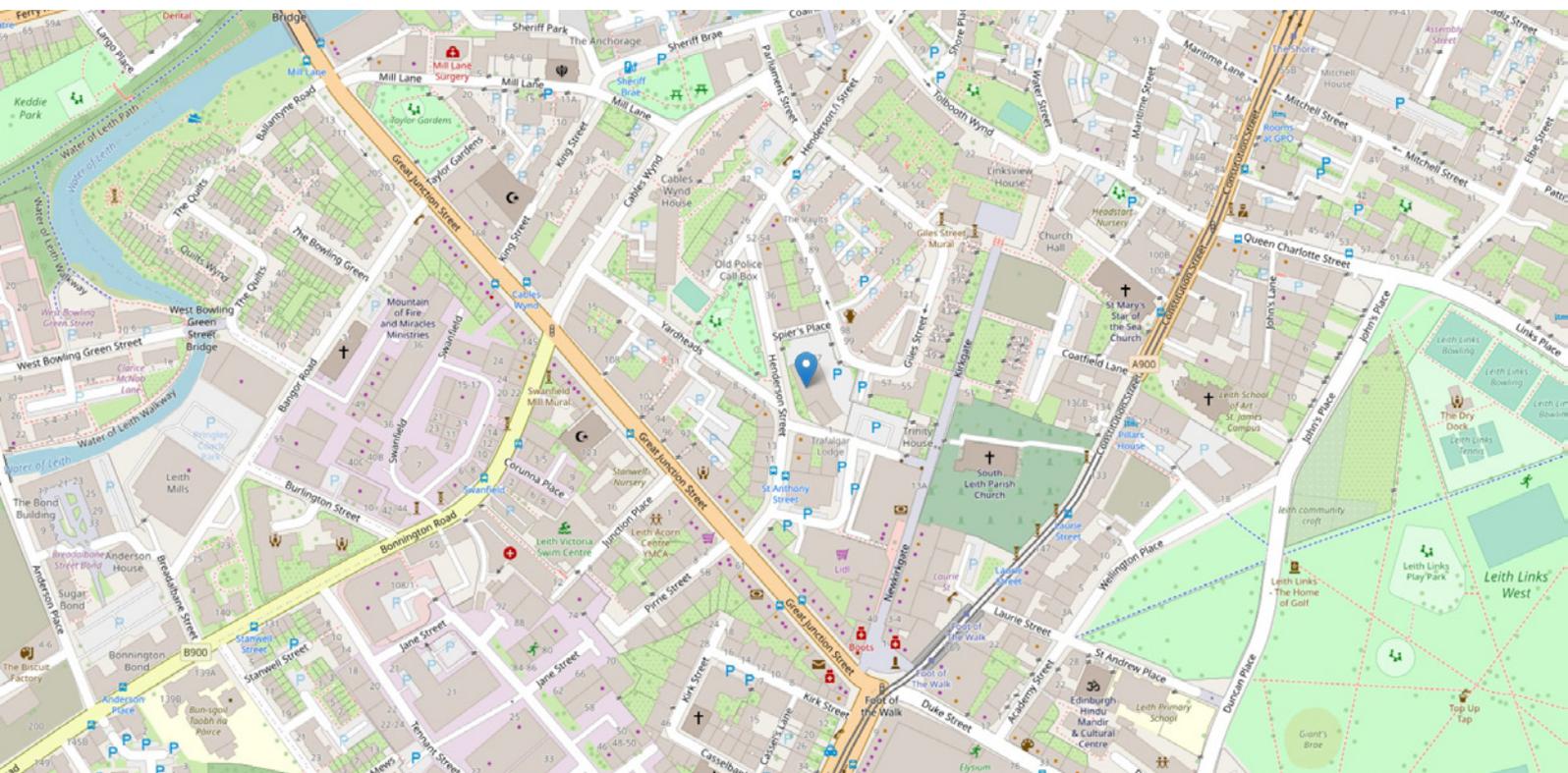


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen 6.33m (20'9") x 4.78m (15'8")
Bathroom 2.47m (8'1") x 1.72m (5'8")

Bedroom 1 5.65m (18'6") x 3.60m (11'10")
En-suite 2.54m (8'4") x 1.43m (4'8")
Bedroom 2 3.50m (11'6") x 3.31m (10'10")

Gross internal floor area (m²): 81m² | 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, as well as the new tramline, 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 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.



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