




McEwan Fraser Legal
Solicitors & Estate Agents
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71-1 Giles Street

LEITH, EDINBURGH, EH6 6BZ



Leith

EDINBURGH, EH6 6BZ

Situated on the mouth of the Water of Leith, The Shore has a distinctive character and history, with amenities and facilities amongst the best Edinburgh has to offer.

Having undergone a great deal of development, the shore has maintained its quaint charm which provides an elegant backdrop for some of the city's finest cafes, bars and restaurants and boasts the enviable reputation as north Edinburgh's cultural and social centre. Ideally situated for access to Ocean Terminal, ASDA superstore and the Kirkgate shopping centre there is a multitude of amenities within walking distance. Ocean Terminal offers a wide variety of high street shops which include, Debenhams, Marks and Spencer and Boots. There also includes an extensively sized gym, multi-screen cinema complex and further restaurants and cafes.

The Water of Leith provides an opportunity for a touch of nature in the city and leads to nearby Newhaven harbour which boasts stunning views onto the Firth of Forth and beyond. Additional amenities can be found in Leith Walk including a Tesco superstore, banks, building societies and post offices all within easy walking distance. Edinburgh city centre is easily accessible by car or public transport. Edinburgh Airport can be accessed via bus (there is a stop a few minutes from the property) or tram at York Place.



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McEwan Fraser Legal are delighted to bring to the market this well-maintained and modern, ground floor flat situated this Popular Area.

The two-bedroom property consists of a hallway, more than ample storage cupboards with utility cupboard, the hallway leads to the spacious and open-plan kitchen/lounge. The kitchen has ample stylish base and wall mounted units, an induction hob with fan oven and extractor overhead. The lounge offers various possibilities for furniture arrangements. The property has two bedrooms. The bathroom facilities consist of a modern two-piece suite and a separate WC.

The property also benefits from modern gas central heating, entry phone system and on-street parking. This property is expected to be of particular demand and early bird viewing is advised.



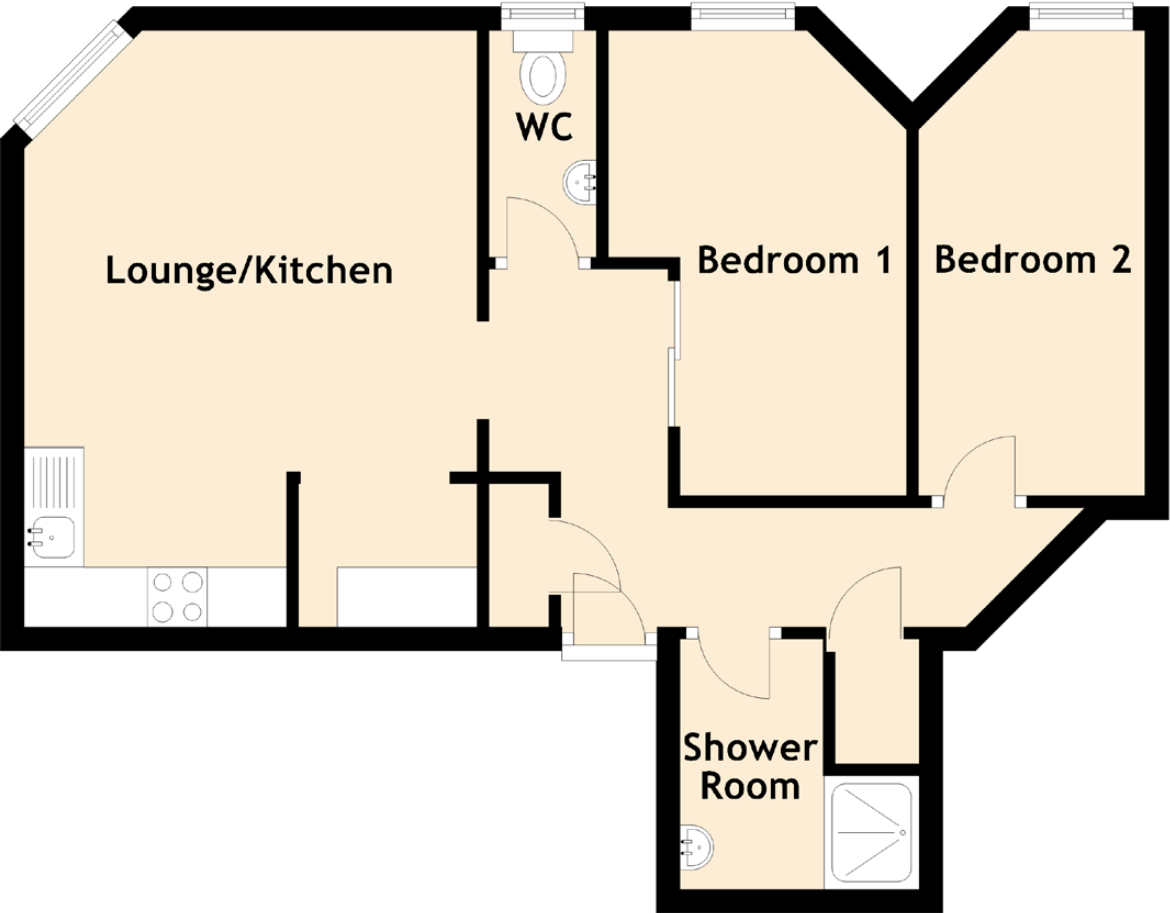






Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	5.00m (16'5") x 3.80m (12'6")
Bedroom 1	3.90m (12'10") x 1.90m (6'3")
Bedroom 2	3.90m (12'10") x 1.90m (6'3")
Shower Room	2.10m (6'11") x 2.00m (6'7")
WC	1.90m (6'3") x 0.90m (2'11")

Gross internal floor area (m²): 52m²

EPC Rating: C

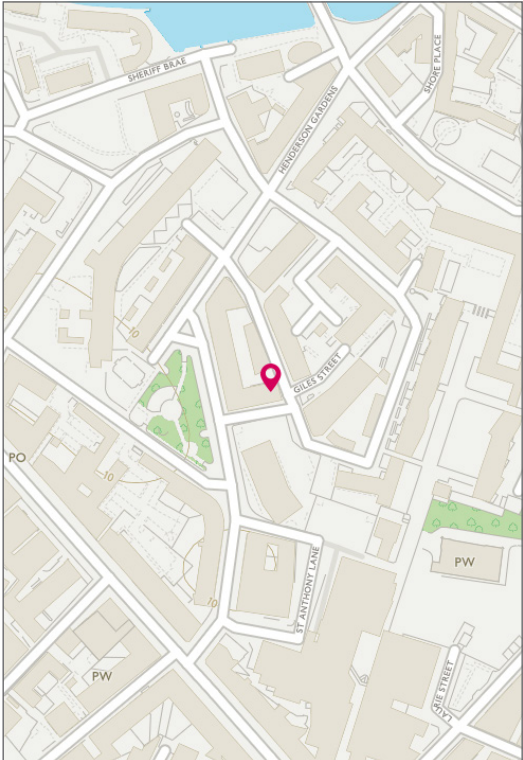


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THE 2024 TIMES



Text and description
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