

5/9 Dock Street

THE SHORE, EDINBURGH, EH6 6HU



*BEAUTIFULLY PRESENTED TWO BEDROOM FLAT IN
EDINBURGH'S DESIRABLE SHORE AREA*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Edinburgh's highly sought-after Shore area. The property is in walk-in condition having been very well looked after by the current owners.

Inside, the property comprises of a fully equipped kitchen located in the open plan living/dining room. The kitchen is fitted with integrated appliances with a dishwasher, gas hob and fan oven. A spacious living area which also accommodates with ease a dining table and access to the west-facing private balcony, which is bathed in afternoon and evening sunlight in the summer months. This bright room really benefits from not being overlooked. There are two double bedrooms of which the master is large and spacious with built in storage. There is a second smaller double bedroom which could also work well as a home office if needed. There is one main family bathroom which is modern and fresh, fitted with a shower over the bath and is a white three-piece suite.

In addition to this, the property includes more than adequate on-street parking, factors managing the building and is literally a stone's throw from one of Edinburgh's most talked-about Saturday markets and The Shore.



the lounge





the kitchen





bedroom 1

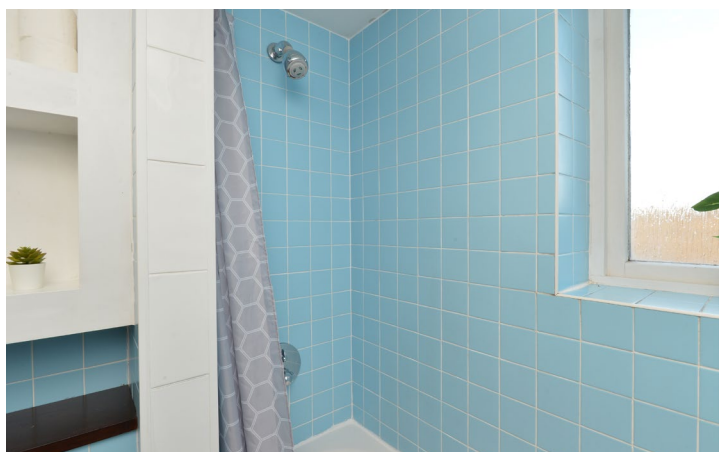


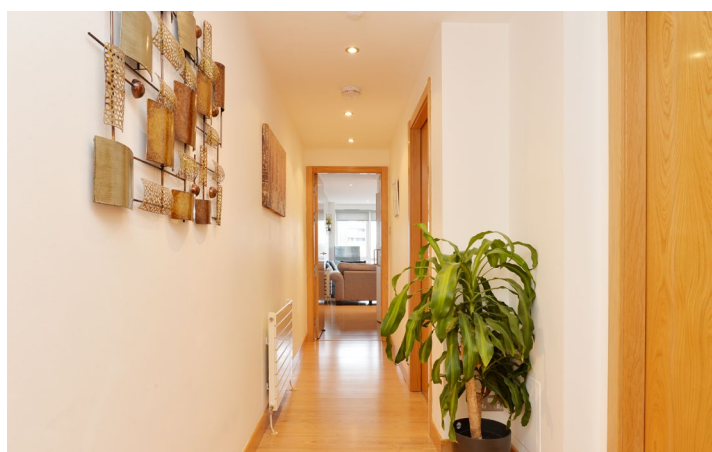
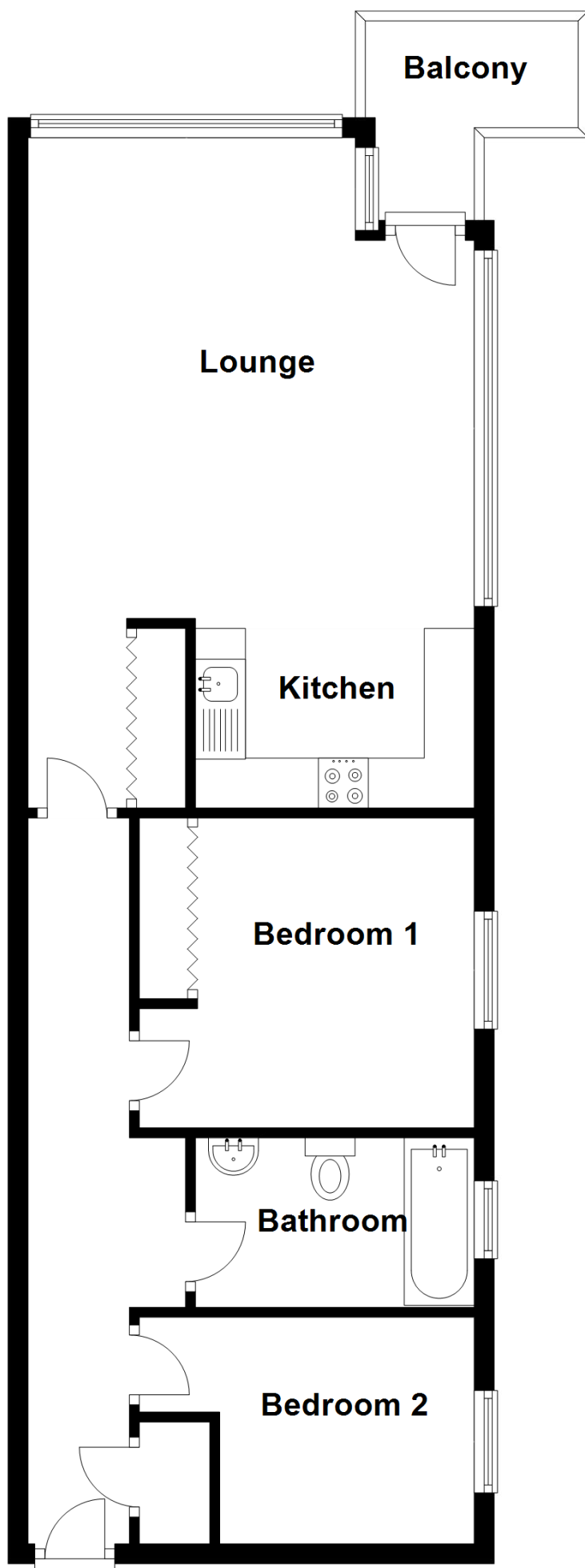


bedroom 2



the bathroom





Approximate Dimensions
(Taken from the widest point)

Lounge	6.72m (22'1") x 4.47m (14'8")
Kitchen	2.79m (9'2") x 1.80m (5'11")
Bedroom 1	3.35m (11') x 3.11m (10'2")
Bedroom 2	2.55m (8'4") x 2.27m (7'5")
Bathroom	2.75m (9') x 1.70m (5'7")

Gross internal floor area (m²): 61m²

EPC Rating: B

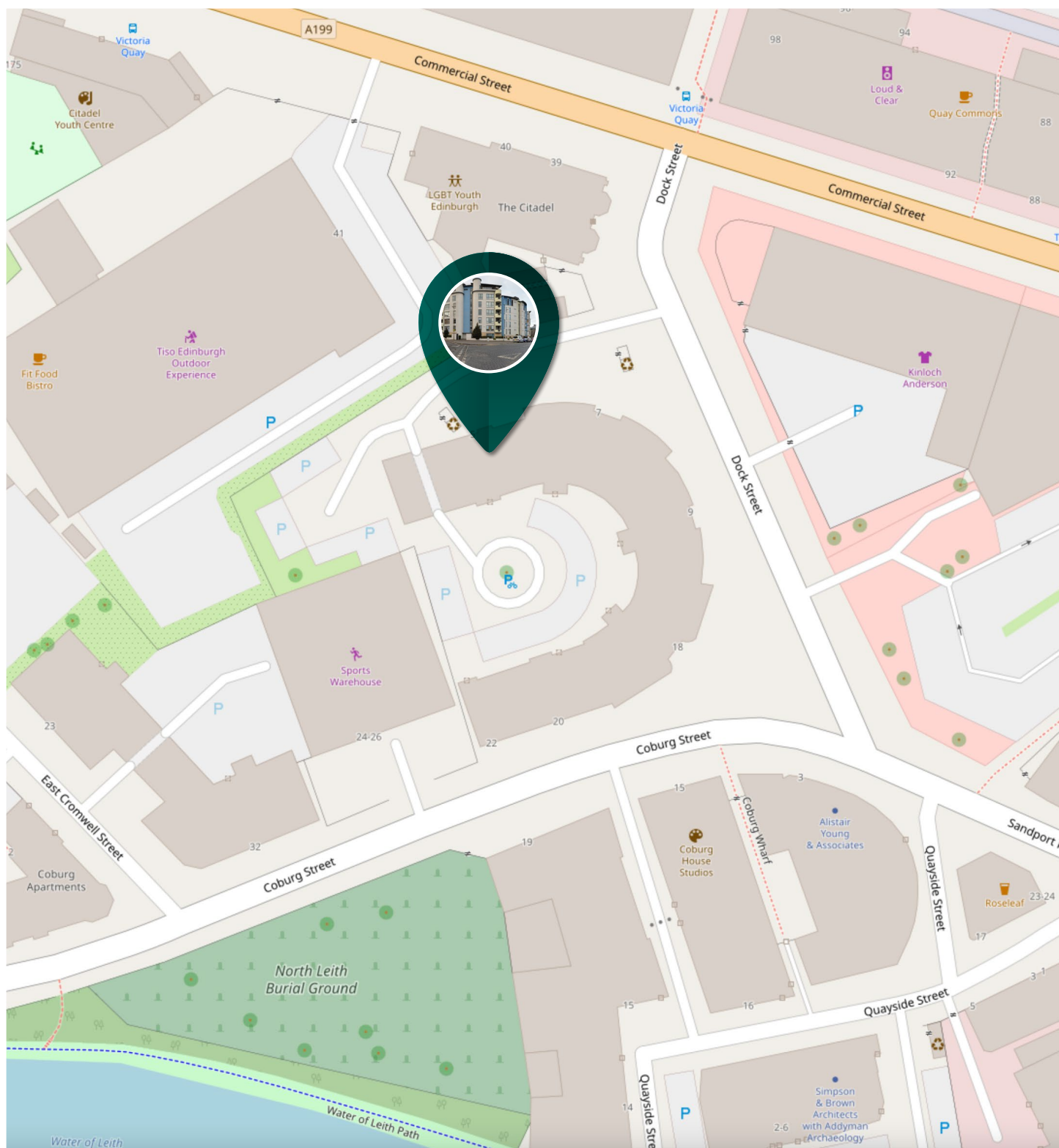


This property is located at the heart of The Shore in Edinburgh, a vibrant cosmopolitan district set around the mouth of the Water of Leith, offering a unique waterfront setting only a short distance from the city centre, situated less than two miles from Princes Street and served by several excellent, 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.

The Location



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Part
Exchange
Available



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