



5/1, Timber Bush, The Shore, Edinburgh, EH6 6QR

Beautifully Presented & Rarely Available, Two-Bedroom, Ground Floor Flat with Private Patio Garden

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Property Description

Beautifully presented and rarely available, two-bedroom, ground-floor flat with a private south-facing patio garden, forming part of a maintained residential development. Positioned within an exclusive courtyard setting, located in the heart of the vibrant Shore area of Leith, north-east of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

Tastefully finished throughout, highlights include a stylish fitted kitchen with stainless steel worktops and a bright modern bathroom. Additionally, the property features electric heating, double glazing, and good storage, including built-in wardrobes for both bedrooms.

Tall French doors open directly onto a generous south-facing patio garden, whilst the development also includes a secure entry system and private permit residents' parking.

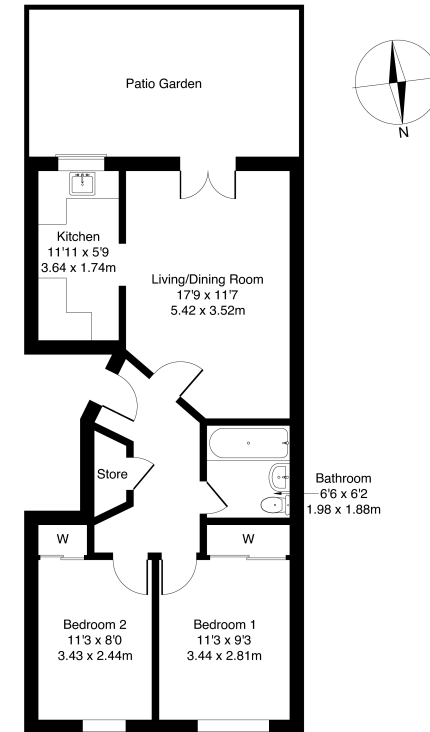
A welcoming entrance hall provides access to the majority of the accommodation and benefits from a useful storage cupboard. To the front of the property, the bright and tastefully presented living room enjoys plenty of natural light and offers a comfortable and versatile space, with neutral décor, carpeted flooring and ample room for dining. Patio doors open directly onto the generous south-facing patio garden, creating an ideal space for outdoor relaxation and entertaining. Located off the living room, the well-proportioned kitchen is fitted with modern units, stainless steel worktops, a tiled metro-style splashback, a sink and an extractor hood. There is also ample space for a range of freestanding appliances.

To the rear, the property offers two well-sized double bedrooms. The generous principal bedroom is decorated in light tones and features attractive wood-effect flooring together with a built-in wardrobe with mirrored doors. The second bedroom is similarly well presented and benefits from an open wardrobe area. Completing the accommodation is a contemporary bathroom fitted with a modern three-piece suite, including a rainfall shower over the bath, panelled splash walls and easy-maintenance flooring.



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Approximate Gross Internal Area: (624 sq ft - 58 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Shore is a fashionable and vibrant area located north of Edinburgh city centre, combining historic charm with modern developments. It is renowned for its exceptional selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive shopping opportunities are found throughout Leith, with Great Junction Street and the foot of Leith Walk nearby, along with numerous supermarkets. The area hosts weekly markets that showcase local food stalls and independent retailers. For broader retail and leisure options, the Ocean Terminal complex offers

major high-street outlets, a multi-screen cinema, a gym, a spa, and a variety of restaurants. Scenic walks and cycle routes run along the Newhaven shore and the Water of Leith, while Leith Links park provides spacious green areas. Excellent transport connections include frequent services to the city centre and beyond, supported by the new tram extension reaching Newhaven.





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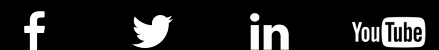
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