



**95/6 Constitution Street, Edinburgh, EH6 7AE**

Light & Tastefully Presented, Two-Bedroom, Second-Floor Apartment

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# Property Description

Light and tastefully presented, this spacious south-facing two-bedroom second-floor apartment forms part of an exclusive conversion of a traditional Bond warehouse. Ideally positioned in the heart of The Shore, one of Edinburgh's most sought-after waterfront districts, north of Edinburgh city centre. Set back from the tranquil section of Constitution Street, which is lined with historic architecture, the property centres around a charming, gated garden courtyard.

Comprises an entrance hallway, living/dining room, a kitchen, master bedroom with en-suite shower room, second double bedroom, and a bathroom.

Combining period character with contemporary decor, features include a generous, fitted kitchen with appliances, bright modern bathrooms, and quality wood flooring. In addition, there is a Juliet balcony for the master bedroom, electric heating, recessed sash and case windows, and a secured entry system.

The property also enjoys easy access to the vibrant cafés, restaurants and bars of Leith, while the open green spaces of Leith Links and the harbour waterfront are just moments away. Ideally located with immediate access to the tram, providing direct links to Edinburgh city centre and Edinburgh Airport, with the area being well served by frequent bus routes and nearby road networks.

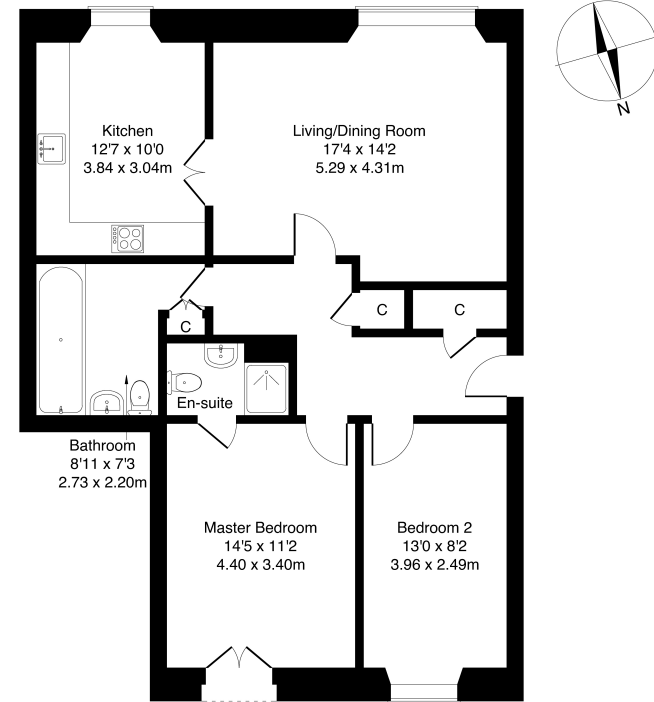
The welcoming entrance hall provides access to most rooms and benefits from two useful storage cupboards. The generous south-facing living room is flooded with natural light and offers ample space for both relaxing and dining, complemented by tasteful decor, laminate flooring and attractive feature lighting. Accessed through twin doors, the well-appointed kitchen is fitted with a range of wall and base units, coordinated worktops and tiled splashbacks. Integrated appliances include an oven, electric hob and washing machine, while a freestanding fridge/freezer and dishwasher are also included in the sale.

Both bedrooms are well-proportioned, with the particularly spacious master bedroom featuring wood-effect flooring, a charming Juliet balcony and a stylish en-suite shower room. A contemporary family bathroom completes the accommodation and is fitted with a three-piece suite, shower over the bath, heated towel rail and tiled splashbacks.



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Approximate Gross Internal Area: (926 sq ft - 86 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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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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