



8/6 Tower Street,
Edinburgh, EH6 7BY



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8/6 Tower Street is a most impressive, beautifully presented double upper flat located in the highly popular Shore area of Edinburgh. The property has been fully renovated and reconfigured by the current owner to create bright, stylish and spacious contemporary living, completed to the highest of standards.

The flat forms part of a modern development with shared grounds and residents car park and there is a secure entry system whilst the flat itself has gas central heating and double glazed windows.

The accommodation includes an entrance hallway with storage cupboard and there is a large open plan lounge / kitchen / diner with window and French style doors with Juliet style balcony to the front. There is built in bench seating finished in a modern, vibrant fabric making for an ideal dining spot within the room. The kitchen has been fitted with high quality base and wall units with granite worktops, integrated under unit lighting, oven, induction hob, hood, dishwasher and fridge/freezer. There is an integrated door that leads to a spacious walk-in pantry and within the lounge area is a further cupboard. There is a good-sized double bedroom to the rear and a striking family bathroom with window to front which is fitted with a three piece white suite with double shower, tiling to dado height and a double cupboard with space for washing machine and tumble drier. A carpeted staircase leads to the upper hallway and there are two further double bedrooms, both with fitted wardrobes and the master benefits from an en suite shower room with double shower.

Early viewing of this stylish home is essential to fully appreciate the attention to detail, spaciousness and fantastic location offered.

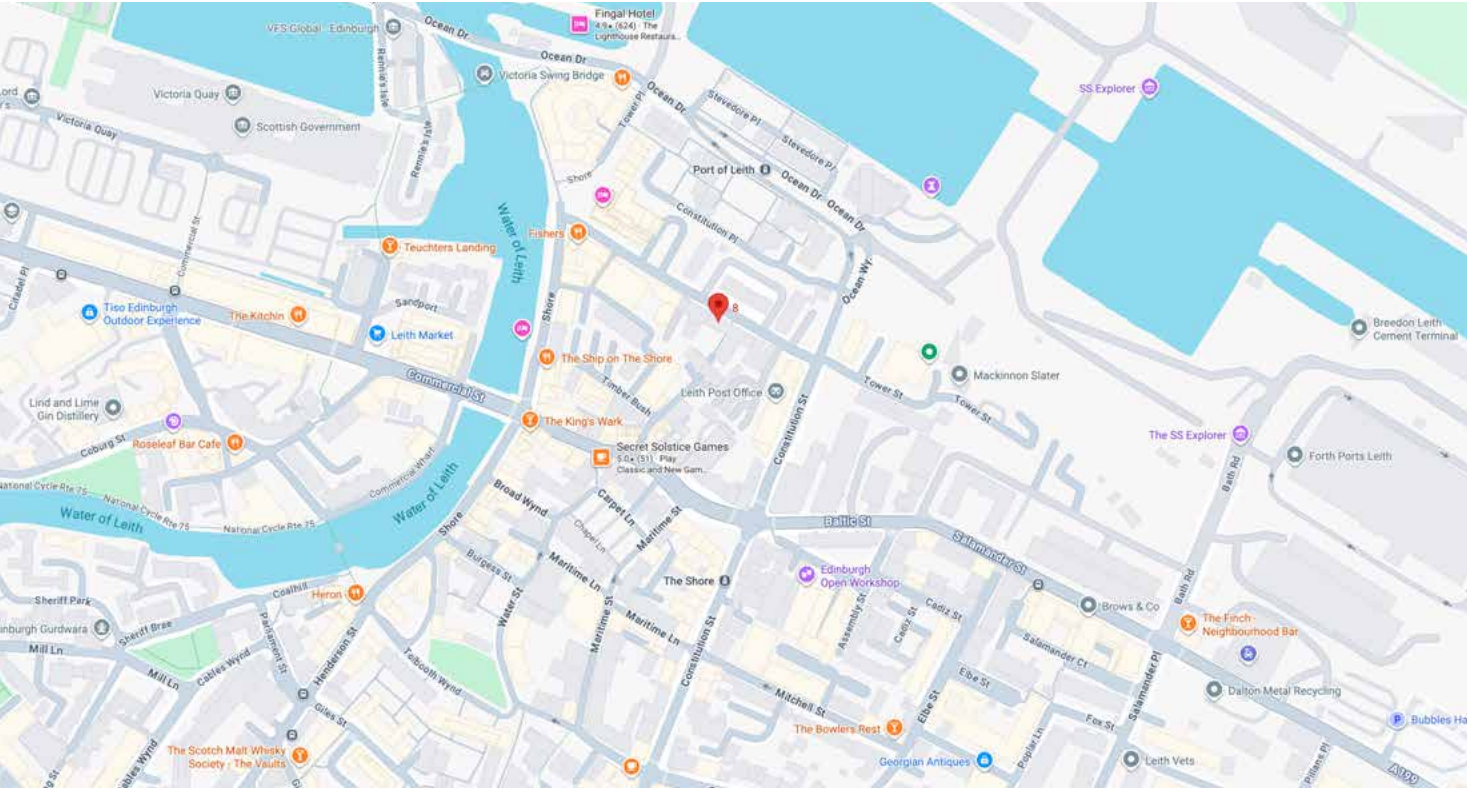
All light fittings will remain with the exception of the glass shade above the dining table and most furniture and other white goods are available by separate negotiation.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning and buildings insurance. The current factor is Hacking and Paterson with a quarterly payment of approximately £400.





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Area Description

The property forms part of the vibrant Shore area of Edinburgh with its array of fashionable shops, bars, bistros and Michelin Star restaurants. There are leisure and recreational facilities all close by and include the popular Ocean Terminal shopping complex which includes a multi-screen cinema, gym, restaurants, cafes and the Royal Yacht Britannia, one of the city's most popular attractions. The open spaces of Leith

Links are also nearby together with the Water of Leith, local golf courses, health clubs and Leith Victoria Swimming Centre. There are also frequent public transport services operating nearby to many parts of the city. The Edinburgh Tram links Newhaven to the city centre and Airport with a tram stop within walking distance. For the commuter, the property is conveniently located for road links to the A1 and City By Pass linking with major motorway networks.



Accommodation

Lounge/Kitchen/Diner:	7.06m x 5.4m	(23'2" x 17'9")
Bedroom 1:	3.89m x 3.07m	(12'9" x 10'1")
En suite shower room:	2.62m x 1.4m	(8'7" x 4'7")
Bedroom 2:	4.5m x 3.12m	(14'9" x 10'3")
Bedroom 3:	3.73m x 3.07m	(12'3" x 10'1")
Bathroom:	3.84m x 2.03m	(12'7" x 6'8")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register
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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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