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The Shore, Edinburgh
EH6 6AP



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Summary

Part of Cala Home's Waterfront Plaza, this modern two-bedroom third-floor apartment enjoys a highly sought-after harbourside location in The Shore. It is just moments from award-winning restaurants, amenities, and regular bus and tram links. Inside this fashionable city home, crisp neutral interiors and high-quality finishings ensure flawless appeal for new buyers. The bright and airy accommodation includes an impressive living area, a stylish dining kitchen, and a premium bathroom with a four-piece suite. The bedrooms both have generous wardrobe storage too, with the second room providing the versatility to be used creatively to meet a range of lifestyles.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (oven, ceramic hob, fridge/freezer, and dishwasher) to be included in the sale.

Features

- Third-floor apartment in walk-in condition
- Part of a desirable modern development
- Set by the Port of Leith in The Shore
- Secure video-phone entry and lift service
- Entrance hall with excellent storage
- Large living room with Juliet balconies
- Generously appointed dining kitchen
- Two bedrooms with built-in wardrobes
- 4pc bathroom with a shower cubicle
- Carefully maintained communal garden
- Private residents' parking
- Gas central heating and double glazing



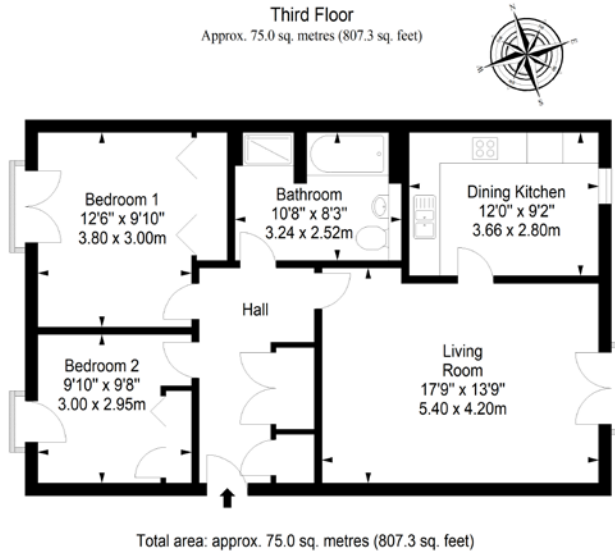






Floorplan

Factor: the development is factored by Ross & Liddell for the approximate monthly fee of £120. This cost covers the upkeep of communal areas, including the shared garden, lift maintenance, and block buildings insurance.



EPC Rating - B | Council tax band - E | Home report Value - £320,000



Price & Viewings

Please refer to our website
www.watermans.co.uk

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