



20 Constitution Street,
The Shore, Edinburgh, EH6 7BT

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Attractive & spacious open-plan living/dining room with modern fitted kitchen and appliances.
- Inner hallway.
- Generously proportioned double bedroom located to the rear.
- Further bedroom with useful high-level storage, also positioned to the rear of the property.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazed sash & case windows.
- Permit and metered parking available.



GENERAL DESCRIPTION

A main-door flat forming part of a refurbished residential development (circa 2016), situated within the vibrant Shore district of Edinburgh. Perfectly positioned for convenient access to the city centre, the property is also within easy reach of an excellent range of local amenities, including cafés, bars, boutique shops and Michelin-starred restaurants. The property is likely to appeal to first-time buyers, young professionals or couples, and may also represent an attractive investment opportunity for buy-to-let purchasers.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
TRAMS & BUSES

C.
APPROXIMATELY 2.2 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
APPROXIMATELY 10.4 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

The property is situated within the highly desirable Shore area of Leith, a former bustling port at the heart of Edinburgh's maritime heritage that has evolved into one of the city's most vibrant and sought-after waterfront districts. The area boasts an excellent selection of cafés, independent boutiques, stylish bars and award-winning restaurants, including several Michelin-starred establishments. On Saturdays, the popular Leith Market offers an array of fresh local produce, artisan food, street food vendors and handcrafted goods from local makers and artists. Nearby Ocean Terminal provides a range of shopping and leisure facilities, including high-street retailers, family-friendly restaurants, a multi-screen cinema and a 24-hour gym. For outdoor enthusiasts, the picturesque Water of Leith Walkway and cycle path are nearby, whilst a number of parks and green spaces can be found nearby, including the historic Leith Links. Excellent public transport links are available by both bus and tram, with The Shore tram stop within easy walking distance, providing swift and convenient access to Edinburgh city centre, surrounding districts and Edinburgh International Airport.

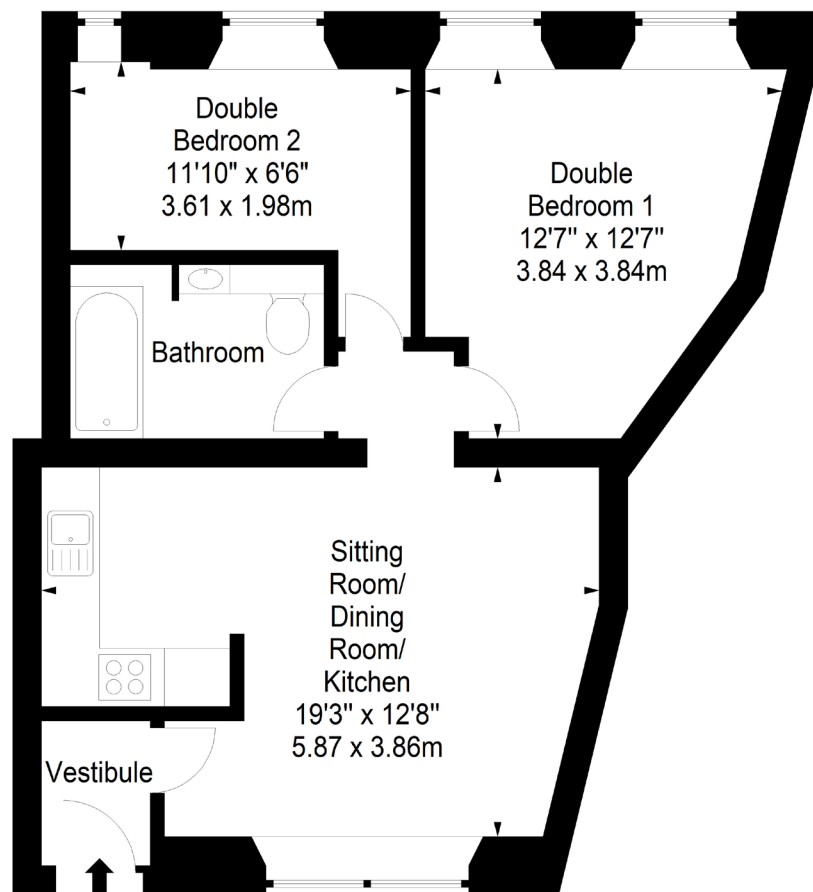
EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS AND WINDOW BLINDS ARE INCLUDED IN THE SALE. THE KITCHEN APPLIANCES COMPRISE THE INTEGRATED HOB, OVEN AND COOKER HOOD, TOGETHER WITH THE FREE-STANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. THE SHELVING UNITS WITHIN THE LIVING ROOM AND PRINCIPAL BEDROOM WILL ALSO BE INCLUDED WITHIN THE SALE PRICE.



Constitution Street,
Edinburgh,
Midlothian, EH6 7BT



Approx. Gross Internal Area
549 Sq Ft - 51.00 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.