



RALPH SAYER
SOLICITORS & ESTATE AGENTS

102/87 Commercial Street

The 'Shore', Leith, Edinburgh EH6 6LT

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Set within a historic converted whisky bond, this appealing top-floor flat offers a bright and spacious home at the heart of Edinburgh's vibrant Shore district. Positioned on a charming cobbled street etched with historic tramlines, the property enjoys a leafy, tranquil setting away from the bustling thoroughfare and only a five minute walk to a tram stop. A secure entry phone system provides access to the communal foyer, with lift and stair access to the top floor where the front door opens into a welcoming hallway. Here crisp white walls, premium laminate flooring and recessed downlights create an airy, pared-back aesthetic, setting the tone for the accommodation to follow.

The inviting sitting room has a deep recessed window, a reminder of the history of the building. With glazed french doors leading into the kitchen (also accessed independently from the hall), the space boasts a highly desirable, semi-open-plan layout - perfect for entertaining friends and family! The bright, well-proportioned kitchen enjoys outstanding storage and worktop space, plus a range of integrated appliances. There are two bedrooms, with the master featuring built-in wardrobes and an en-suite bathroom. Completing this fantastic home is a pristine shower room and a practical utility cupboard (plumbed for washing machine).



Property Summary

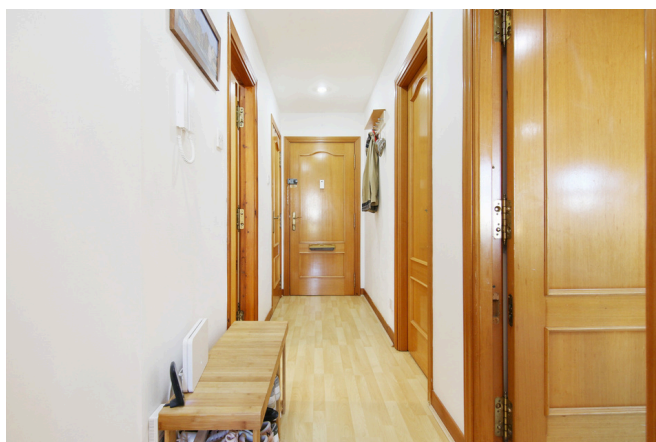
- In the heart of the 'Shore' district
- Fourth (top) floor apartment with-in a converted whisky bond (lift access)
- Spacious sitting room
- Stylish fitted kitchen diner with french doors leading into sitting room
- Master bedroom with en-suite bathroom
- Further bedroom
- Stylish shower room
- Electric heating and double glazing
- Resident parking to rear, with one private permit, plus visitor permit
- EPC Rating - B | Council Tax Band - C

Home Report Value - £245,000





Top floor
apartment,
in the heart
of the 'Shore'





Parking: Ample residents' parking, including a designated private parking space for the apartment, plus an additional visitor parking permit

The development is maintained by Myreside Factors; an approx. fee of £110 per month; covers maintaining and cleaning the communal areas, maintaining the grounds, any general repairs and block buildings insurance.

Extras: fitted floors, light fittings, blinds, dishwasher and all integrated kitchen appliances, to be included in the sale.



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Fourth Floor

Approx. 70.2 sq.metres (755.2 sq. feet)



REAR ENTRANCES & PARKING



COMMUNAL FOYER

Location



WATER OF LEITH AT THE 'SHORE'

The vibrant Shore area of Leith, in the historic port of Leith. A wealth of bars, cafes and Michelin starred restaurants line the Water of Leith. Nearby is the Ocean Terminal Shopping Centre, offering retail shops and includes a PureGym, Vue Cinema and moored alongside is the famous Royal Yacht Britannia and the Scottish Office. The wide open park of Leith Links, is nearby and a great social hub with local football clubs, children's playground, tennis courts and bowling greens. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness centre. The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. The property is just a five-minute walk from the nearest tram stop, providing convenient connections to Edinburgh city centre and the airport. The area is also well served by regular bus routes.