

1/27 Chapel Lane

THE SHORE, EDINBURGH, EH6 6ST



Beautifully presented and generously proportioned two-bedroom, third-floor flat with attractive open views



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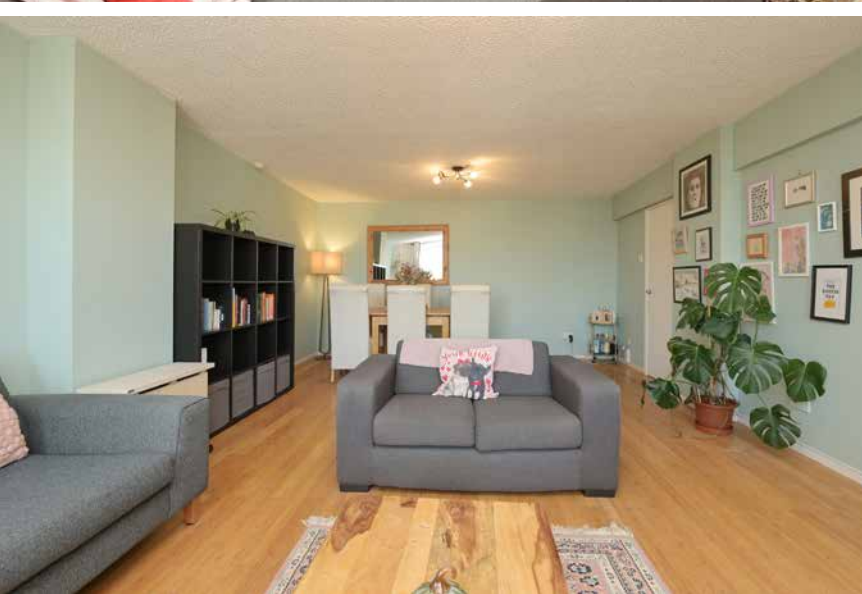
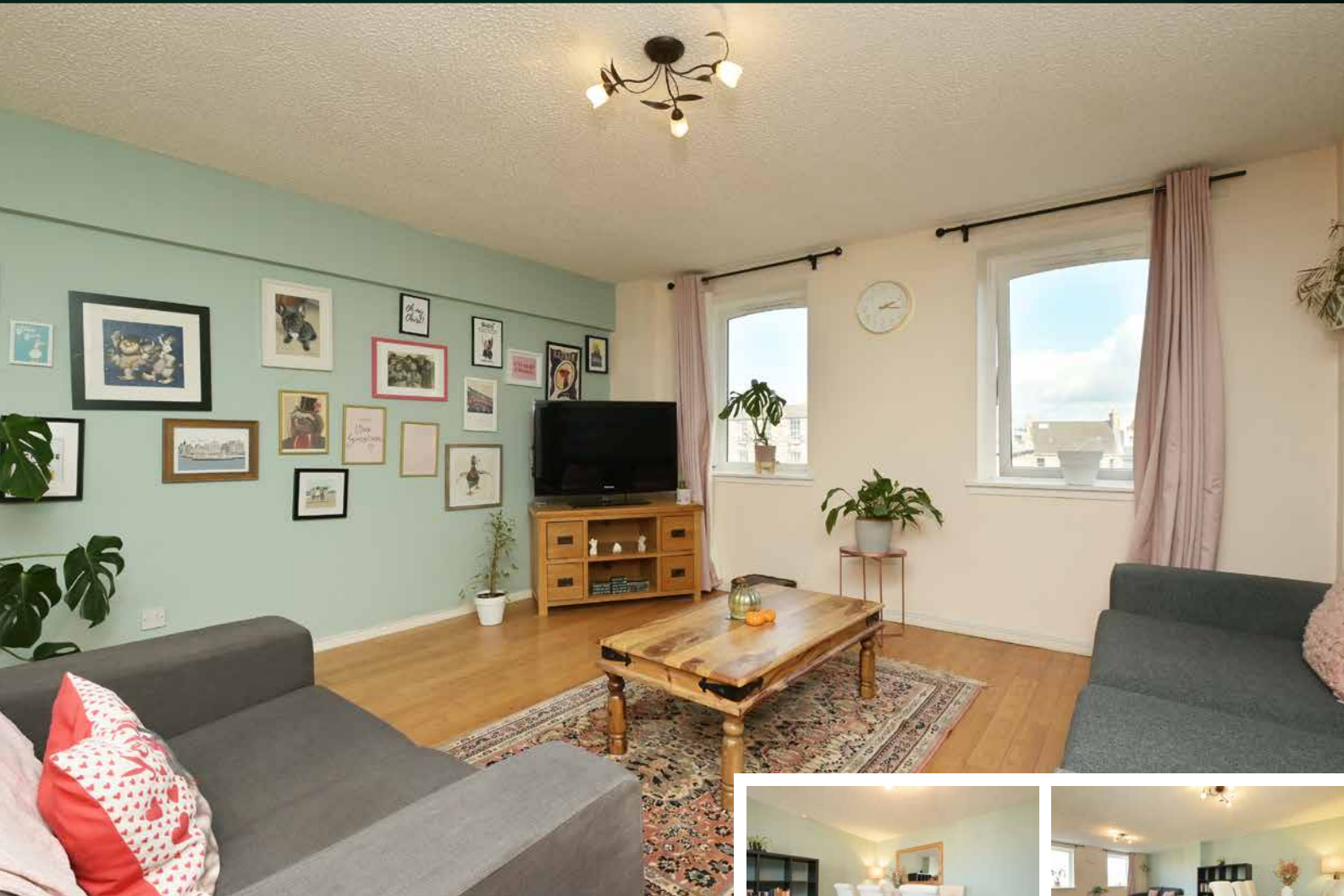


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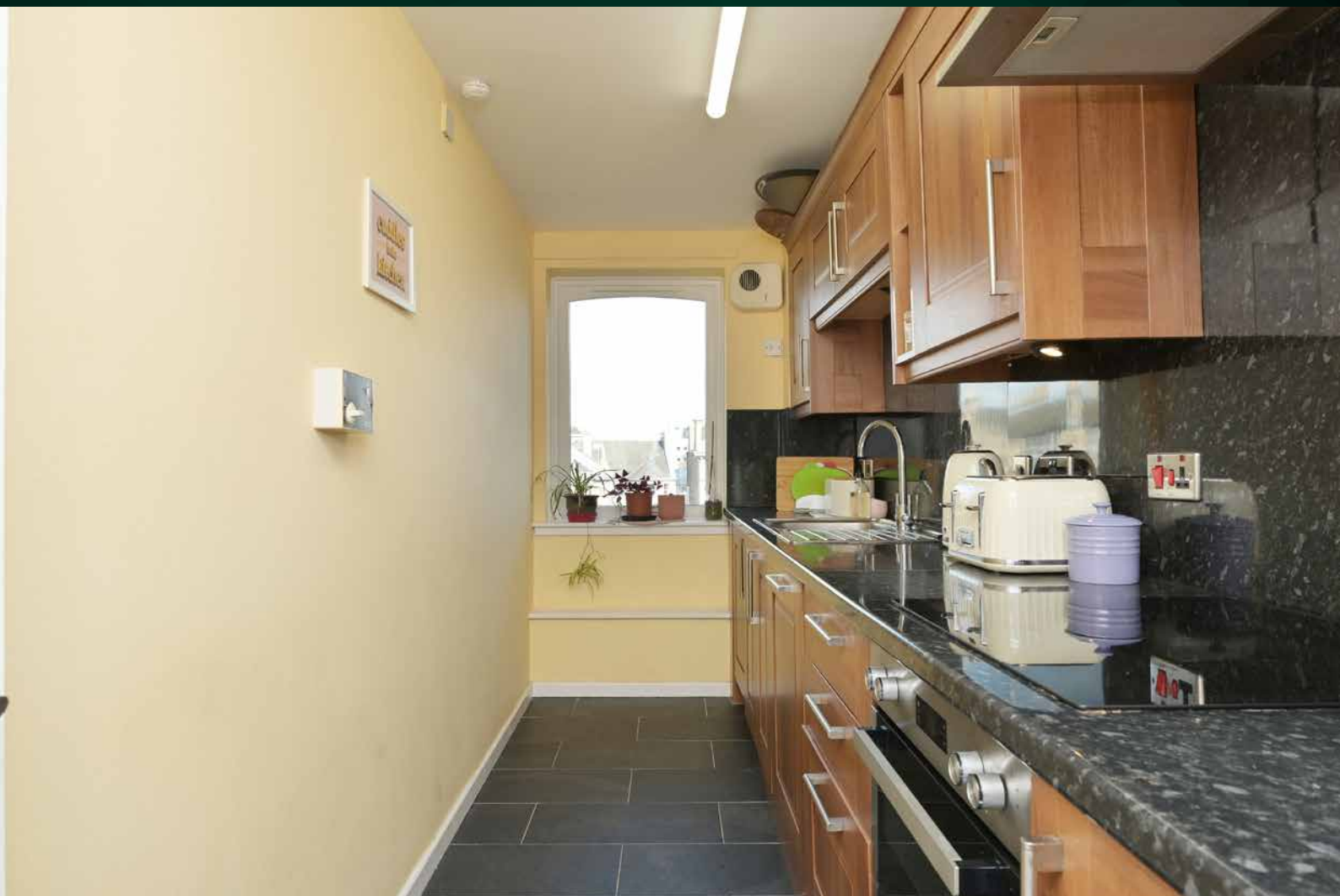
McEwan Fraser Legal is delighted to present this attractive, generously proportioned two-bedroom, third-floor flat in a popular, well-established residential area of Leith. Presented in good decorative order throughout, the property offers bright, spacious accommodation, attractive open views, and the added benefit of private parking. Ideally suited to first-time buyers, professional couples or investors, the flat enjoys a superb location within easy reach of The Shore, Leith Links and a wide range of local amenities.

THE LIVING ROOM



The accommodation is accessed via a welcoming entrance hallway that leads to an impressive living and dining room. This generously proportioned space is flooded with natural light from two large windows, which enjoy elevated views over the surrounding area. Ample space allows for a comfortable seating arrangement alongside a dining table, making it ideal for relaxing and entertaining. Beautiful, polished bamboo flooring adds warmth and character, complementing the tasteful, neutral décor.

THE KITCHEN



The kitchen is well appointed with a range of quality base and wall-mounted cabinets, providing excellent preparation space and storage. Attractive tiled splashbacks complement the fitted units, creating a practical and appealing space.



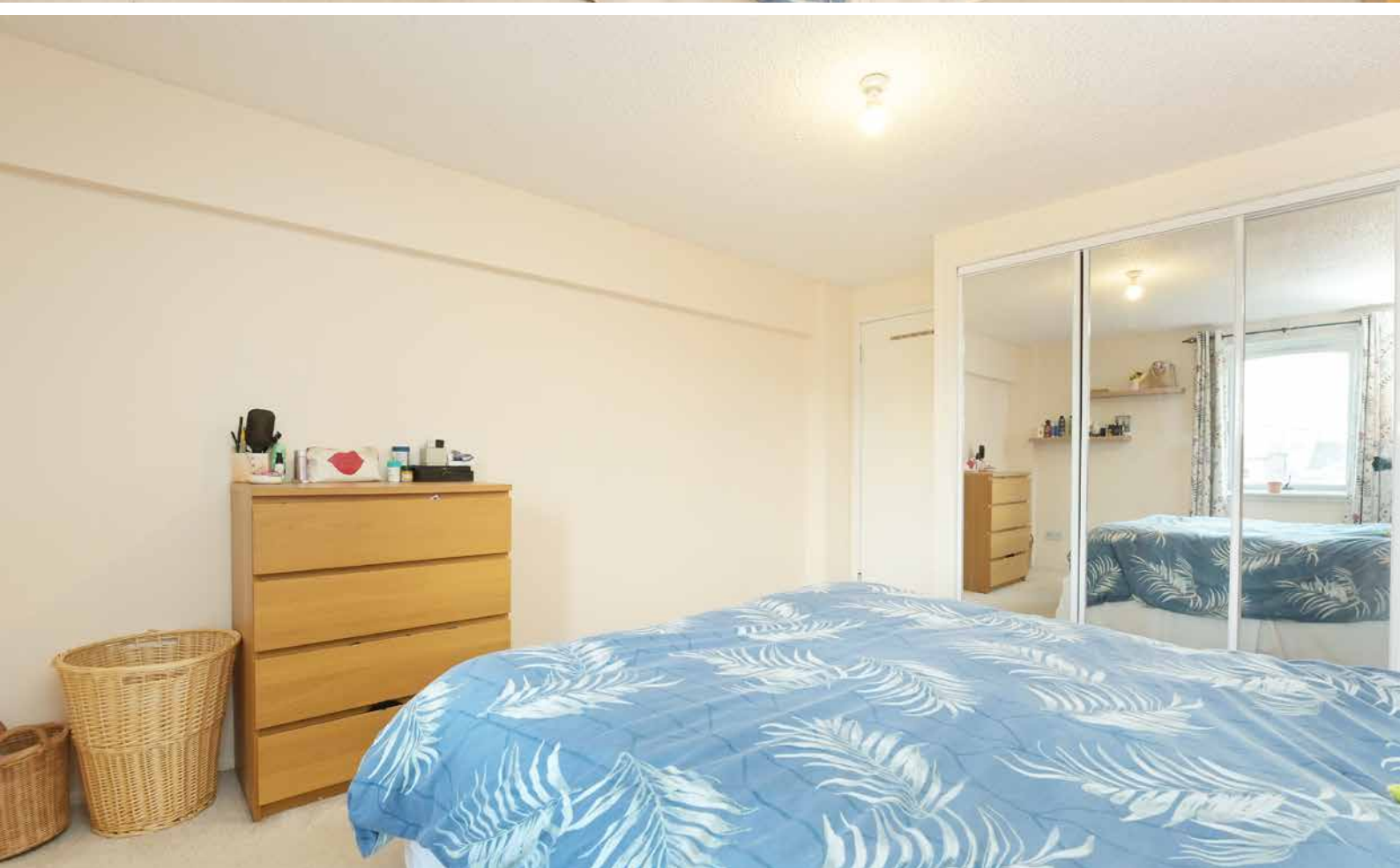


Both bedrooms are well-proportioned doubles, each with fitted mirrored wardrobes that provide excellent storage without compromising floor space. The accommodation is completed by a particularly spacious shower room, thoughtfully designed to incorporate a large double walk-in shower enclosure.

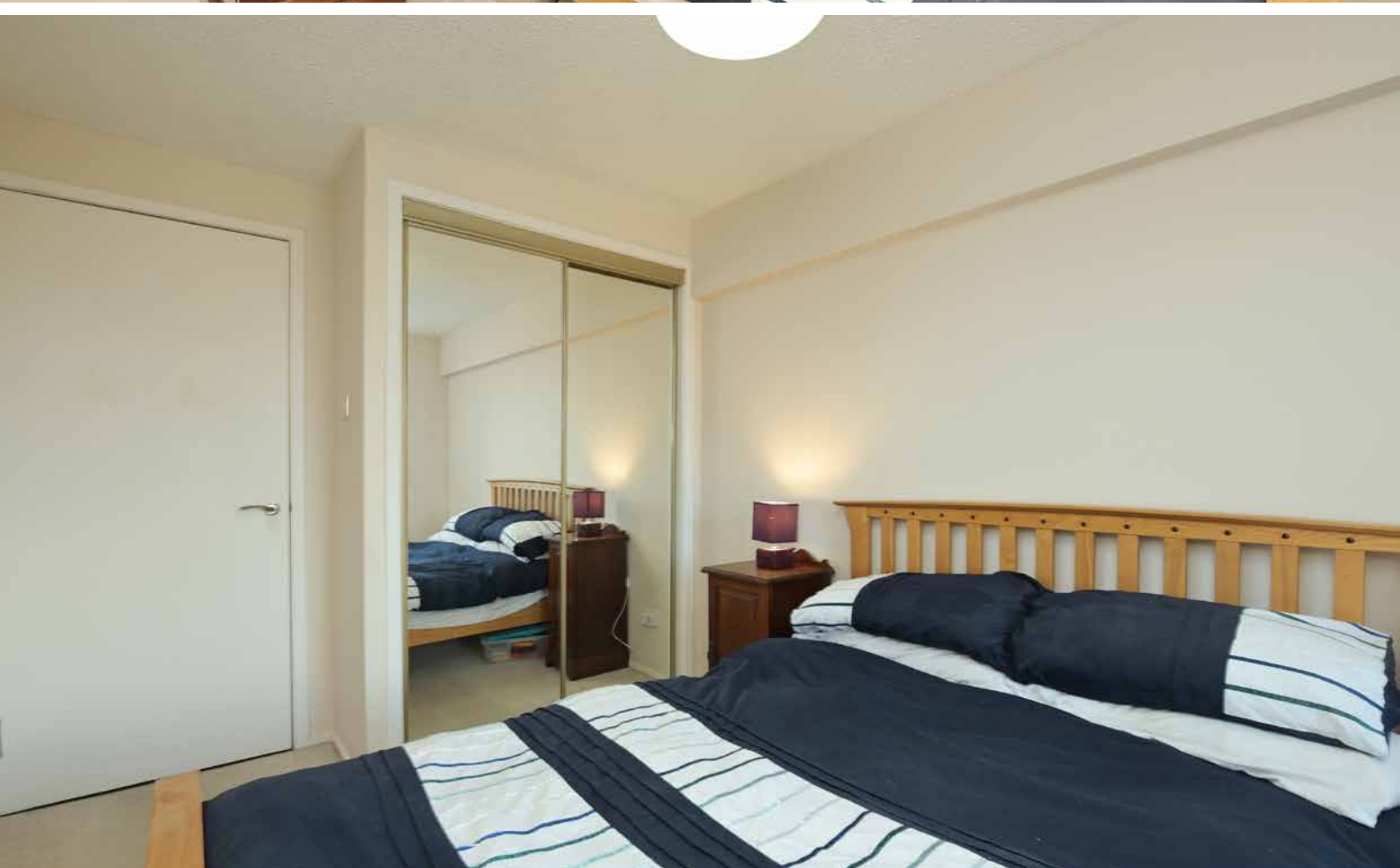
THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



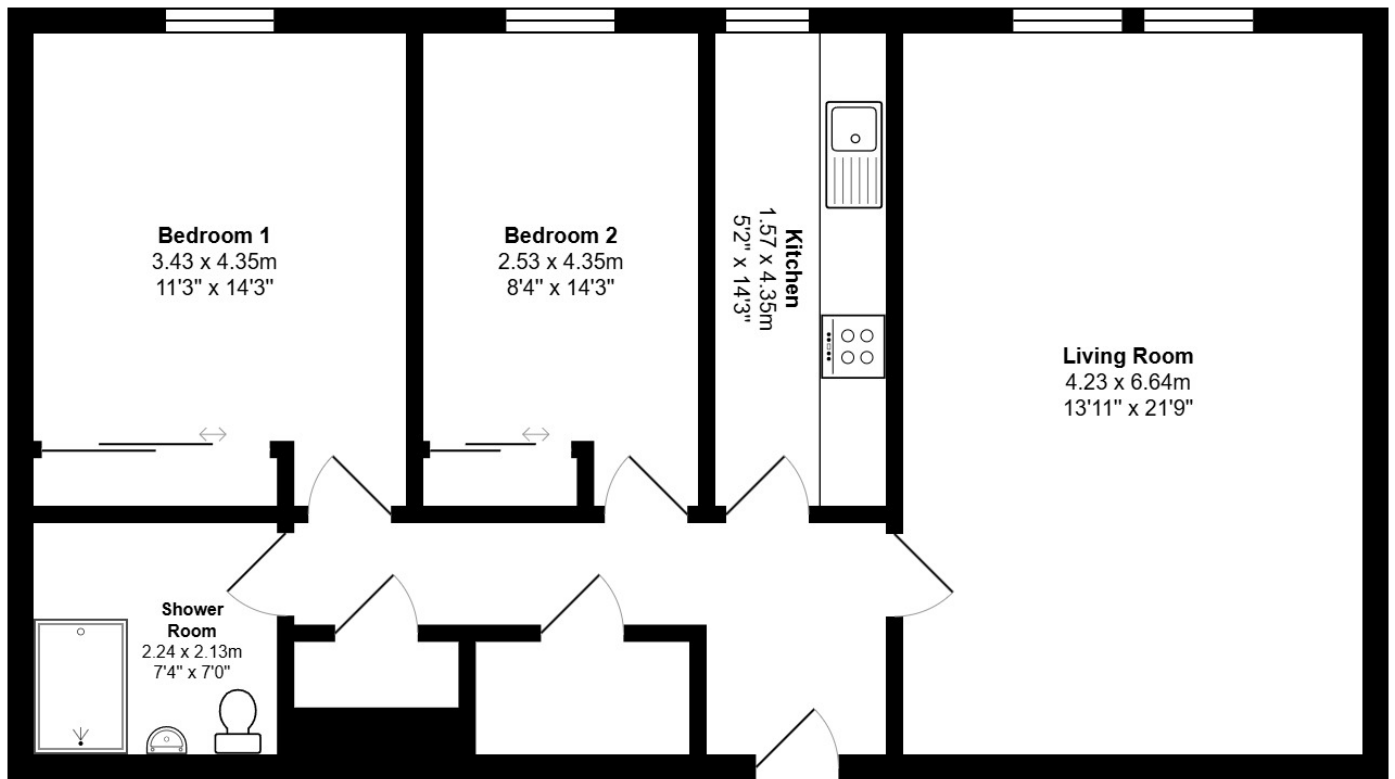
The property has been carefully maintained and is presented in good decorative order, with attractive finishes throughout. Further benefits include private parking and an appealing elevated position that enhances the natural light and open outlook.

Situated within easy reach of the vibrant Shore district, the property is exceptionally well placed for an excellent selection of cafés, restaurants, bars and independent shops. Nearby Leith Links provides extensive green space, while the surrounding network of walking and cycling routes offers excellent opportunities for outdoor recreation. Regular bus services and the nearby tram network provide convenient connections to Edinburgh city centre, the airport and beyond, making this an excellent choice for buyers seeking a spacious, well-presented home in one of Edinburgh's most popular residential districts.

EXTERNALS & VIEW

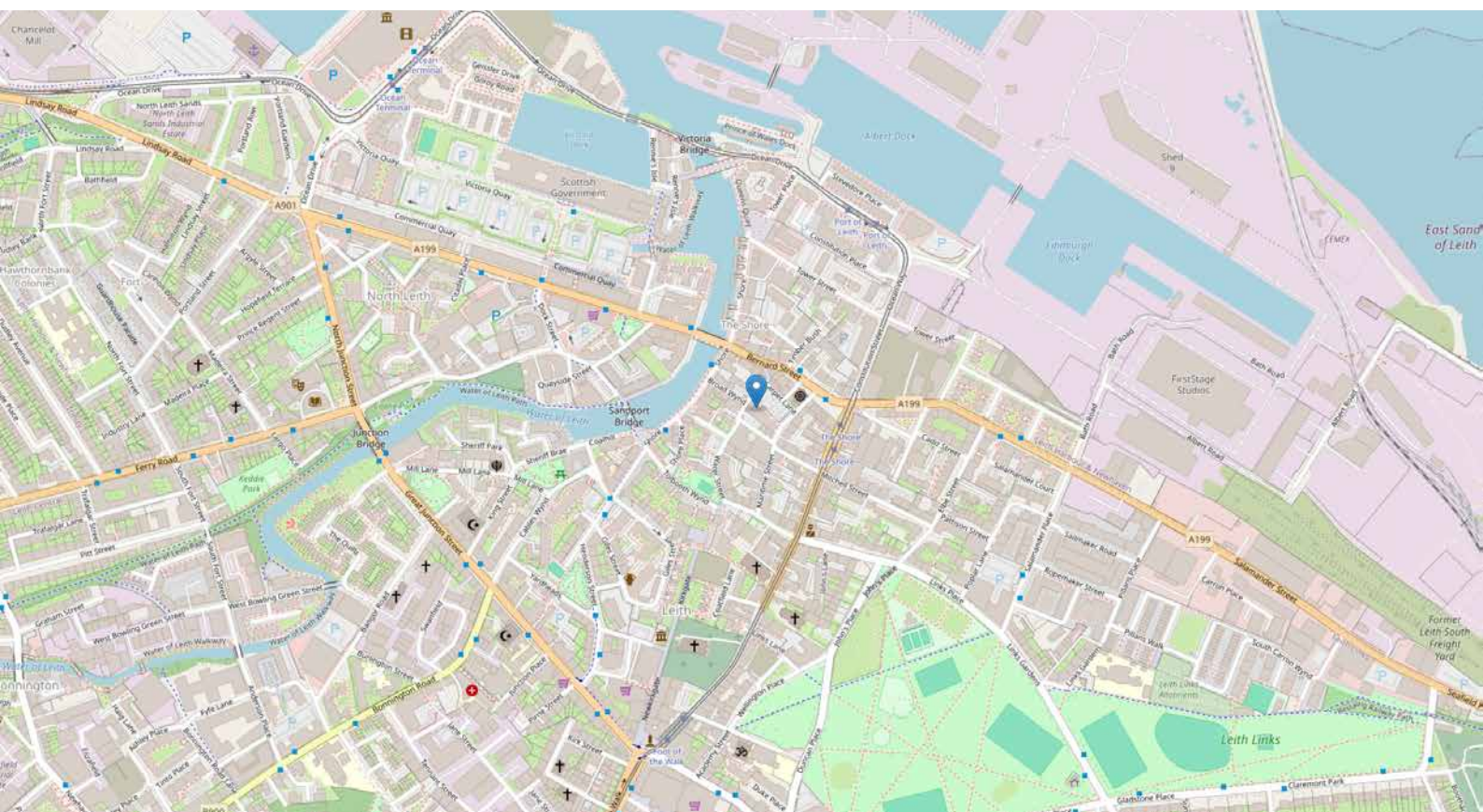


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 81m² | EPC Rating: C



THE LOCATION

Chapel Lane enjoys a superb position in the heart of Leith's fashionable Shore district, one of Edinburgh's most vibrant and sought-after residential locations. Blending the character of Leith's historic waterfront with a strong selection of modern amenities, the area has become particularly popular with professionals, young couples, and those seeking a lively neighbourhood within easy reach of Edinburgh City Centre. The Shore is renowned for its excellent selection of independent cafés, fashionable bars, restaurants and traditional pubs, many clustered around the picturesque Water of Leith and its historic waterfront buildings. The area boasts an impressive culinary reputation, with everything from relaxed neighbourhood eateries to award-winning restaurants, including Michelin-starred dining. Nearby Commercial Street, Bernard Street, and Constitution Street offer an eclectic mix of independent retailers, specialist shops, and everyday amenities, while the Ocean Terminal development adds more shopping and leisure facilities.





For outdoor pursuits, the Water of Leith Walkway offers attractive walking and cycling routes through the city, while nearby Leith Links and the Newhaven waterfront provide excellent opportunities for recreation and relaxation. The extensive green spaces of the Royal Botanic Garden and Inverleith Park are also within easy reach.

Transport connections are excellent, with the Edinburgh tram network providing a direct and convenient link from The Shore to the city centre, Haymarket, Edinburgh Park and Edinburgh Airport. Regular bus services operate throughout the surrounding area, and the city centre is also within walking or cycling distance. Edinburgh Waverley railway station is easily reached, providing excellent connections throughout Scotland and beyond.

With its distinctive maritime character, thriving independent businesses, excellent restaurants, and outstanding transport links, The Shore offers an exceptional urban lifestyle and remains one of Edinburgh's most desirable places to live.



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