

48A Timber Bush

THE SHORE, EDINBURGH, EH6 6QH



CHARMING TWO-BEDROOM MEWS
HOUSE WITH VERSATILE ATTIC SPACE



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McEwan Fraser Legal is delighted to present this charming two-bedroom mews-style house, enjoying an attractive courtyard setting in the heart of Edinburgh's fashionable Shore district.

Offering generously proportioned, flexible accommodation over two levels, plus a floored and lined attic, the property combines character and practicality in one of the city's most desirable locations. The house would make an excellent home for a professional couple, first-time buyer or anyone seeking a characterful property within easy reach of the area's outstanding amenities.

The spacious living room is a particularly appealing feature, with neutral décor, attractive exposed floorboards, and generous proportions that allow considerable flexibility in furniture arrangements. Ample space for comfortable seating and additional furnishings creates an inviting room for both everyday living and entertaining. There is a useful utility room housing the washing machine and central heating boiler, with shelving providing storage for cleaning, laundry and household supplies.





The kitchen is generously proportioned and well appointed, with a wide range of base and wall-mounted units arranged around free-standing appliances. There is also ample space for a breakfast table, creating a practical and comfortable setting for informal dining.







The accommodation includes two generously proportioned double bedrooms, both offering ample space for bedroom furniture. The principal bedroom also benefits from integrated wardrobes, providing useful storage without compromising the available floor space.





Bedroom 2





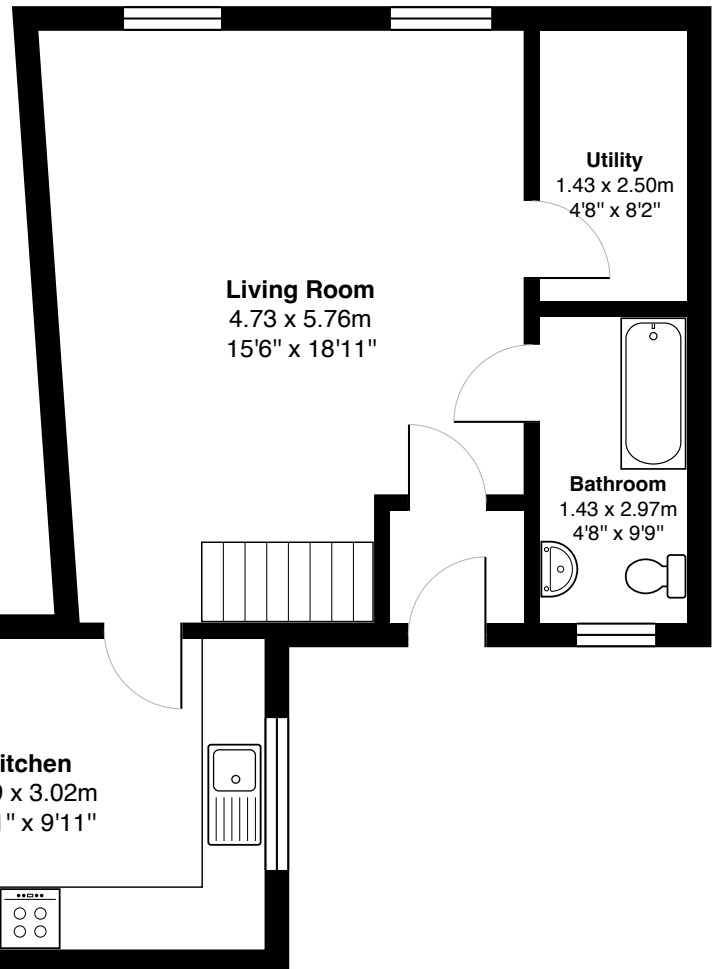
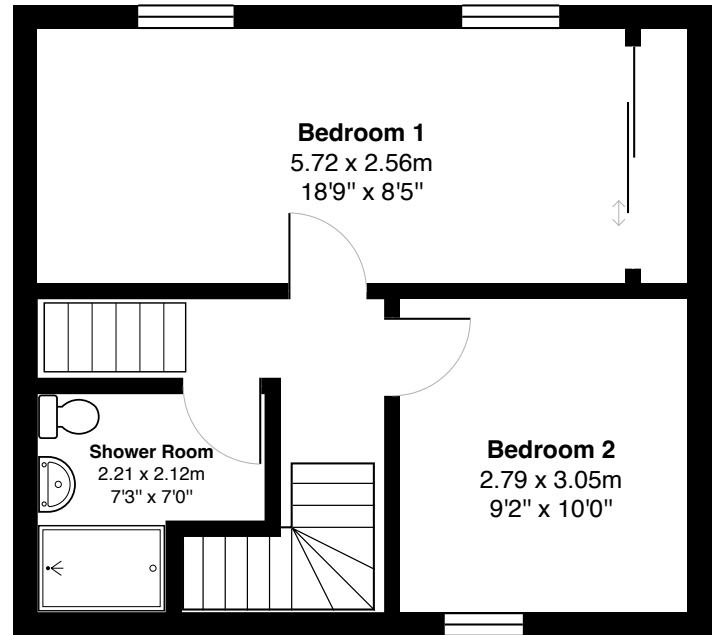
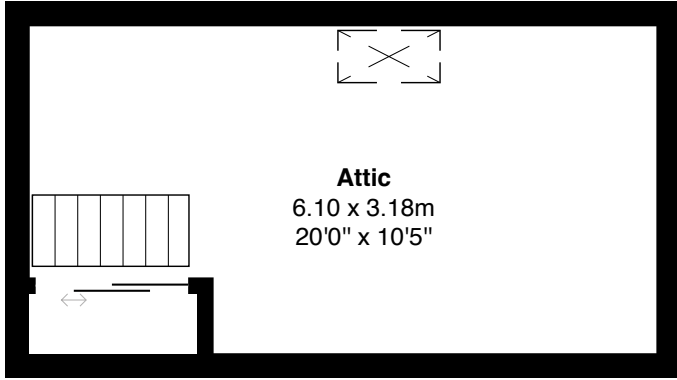
The property benefits from two separate bathing facilities. On the ground floor, the fully tiled bathroom features a contemporary three-piece suite, while the partially tiled first-floor shower room adds convenience.





Another attractive feature is the floored and lined attic, which offers valuable extra space and considerable flexibility. This could make an excellent home office or study area, particularly appealing to those who work remotely. Gas central heating provides additional comfort throughout the property.





Gross internal floor area (m²): 84m²
EPC Rating: C



Externally, the house is arranged around an attractive shared courtyard, creating a pleasant setting characteristic of mews-style living. The courtyard offers a place to sit outside with a table and chairs, providing a welcome outdoor space in this highly convenient city location.

With generous accommodation, useful additional space, and a distinctive courtyard setting, this charming property offers an appealing opportunity to enjoy the character and convenience of life in Edinburgh's vibrant Shore district.

The Property



Timber Bush enjoys an enviable position in the heart of Edinburgh's fashionable Shore district, one of the city's most vibrant and sought-after residential locations. Renowned for its waterfront setting, thriving food and drink scene, and distinctive character, The Shore has become particularly popular with young professionals and buyers seeking a lively urban lifestyle within easy reach of the city centre.

The immediate area offers an outstanding selection of independent cafés, stylish bars, restaurants and traditional pubs, many clustered around the historic waterfront. The Shore is also home to several acclaimed restaurants, while nearby Leith Walk offers an eclectic mix of independent shops, coffee houses and local businesses. Ocean Terminal offers additional shopping and leisure facilities, including a cinema, with more amenities throughout Leith.

Transport connections are excellent, with the nearby Shore tram stop providing a convenient link to Edinburgh city centre, Haymarket, Edinburgh Airport and Newhaven. Regular bus services offer further connections across the capital, while the city centre is also easily accessible on foot or by bicycle.

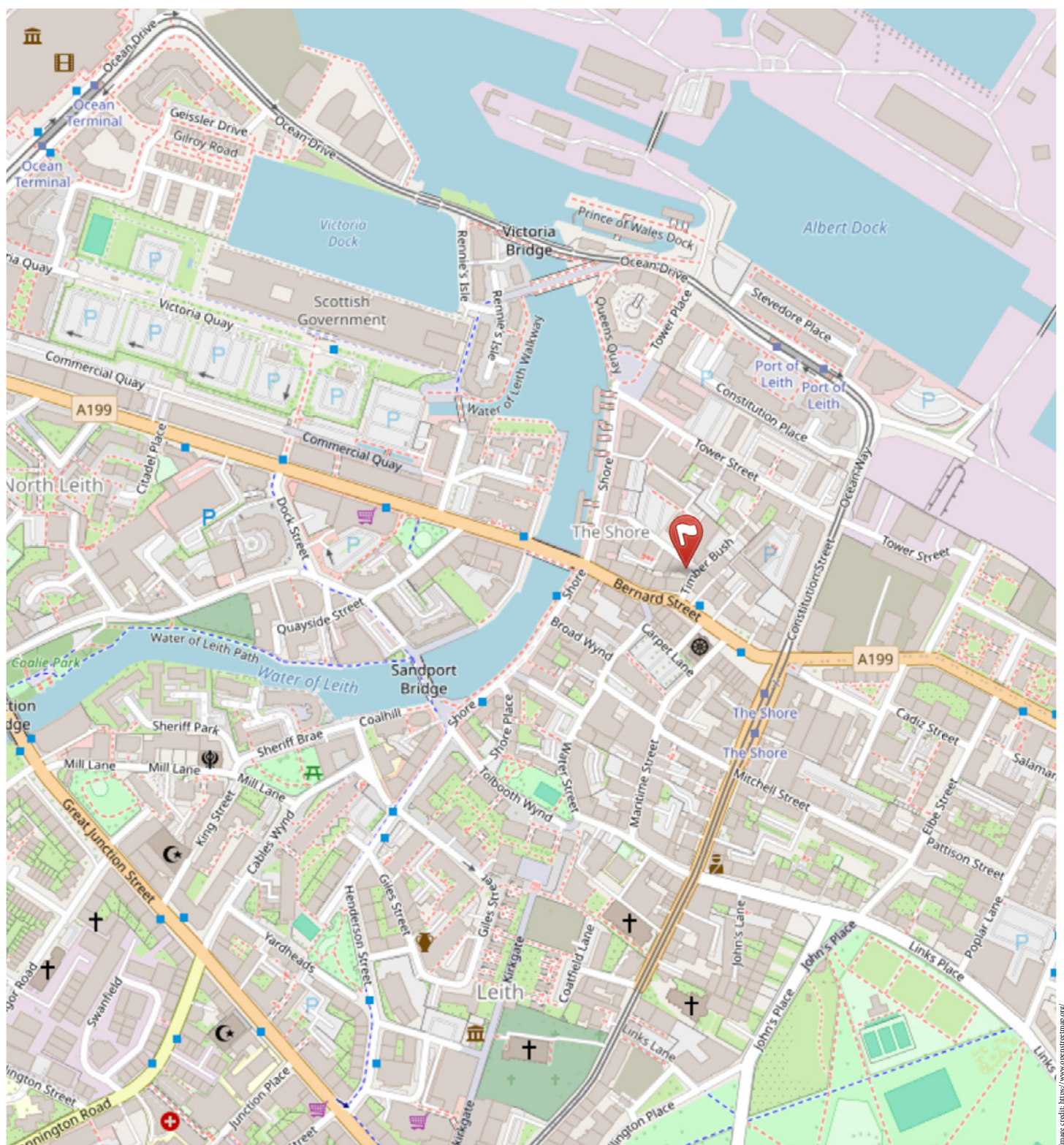
The Location



For those who enjoy spending time outdoors, the nearby Water of Leith Walkway offers attractive routes for walking and cycling, while Leith Links and the waterfront at Newhaven provide additional opportunities for recreation.

Combining a lively social scene, excellent transport links and a distinctive waterfront atmosphere, Timber Bush is an ideal location for buyers seeking the convenience and excitement of city living in one of Edinburgh's most fashionable neighbourhoods.

The Location



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