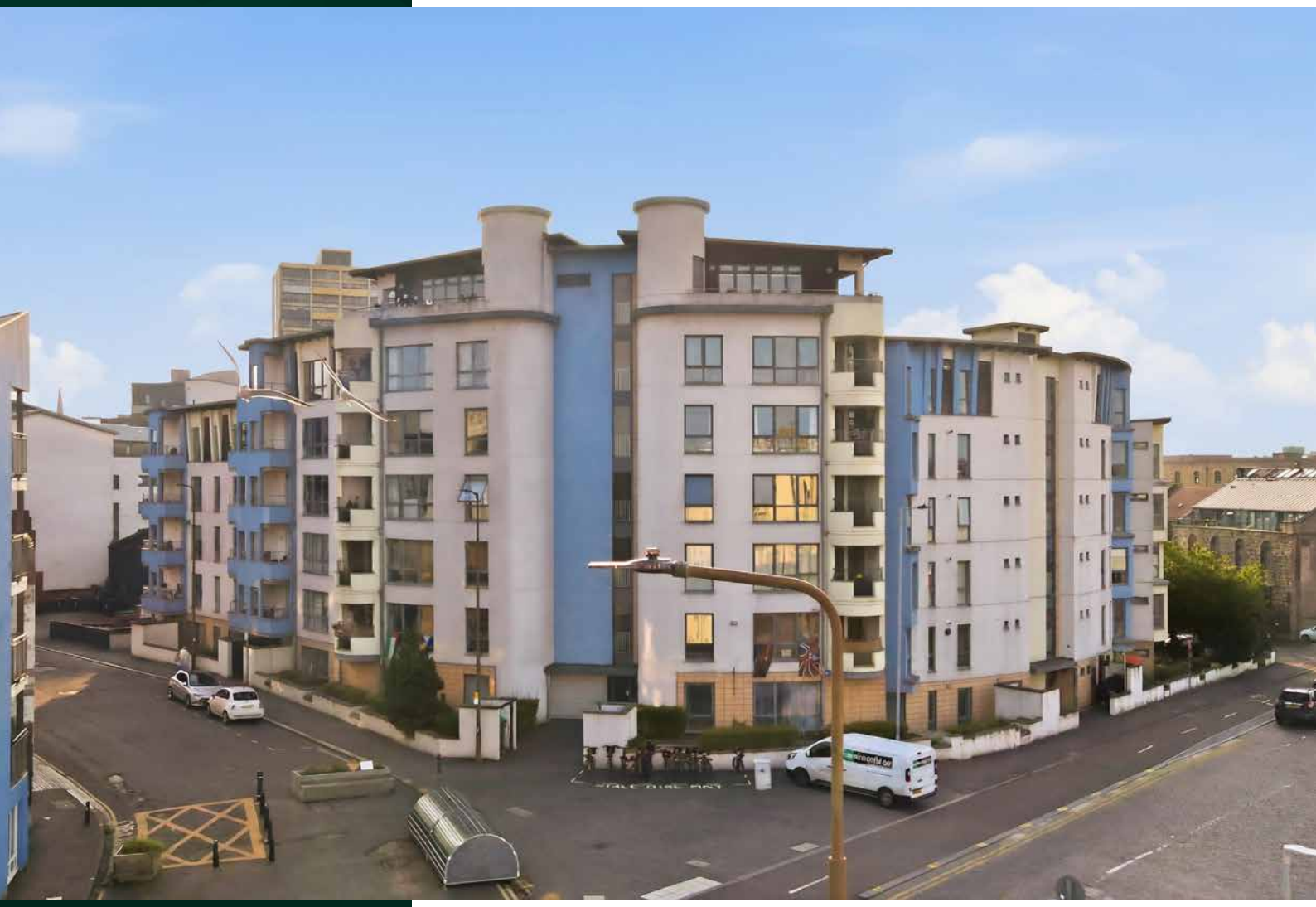
McEwan Fraser Legal
Solicitors & Estate Agents

18/11 Coburg Street

THE SHORE, EDINBURGH, EH6 6HL



EXCEPTIONAL THREE-BEDROOM DUPLEX PENTHOUSE IN THE HEART OF THE SHORE WITH THREE PRIVATE BALCONIES



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McEwan Fraser Legal is delighted to present this exceptional three-bedroom duplex penthouse to the market. Occupying a prime position in the heart of The Shore, this impressive home offers over two levels of beautifully proportioned accommodation, three private balconies, outstanding panoramic views, and an abundance of natural light throughout.

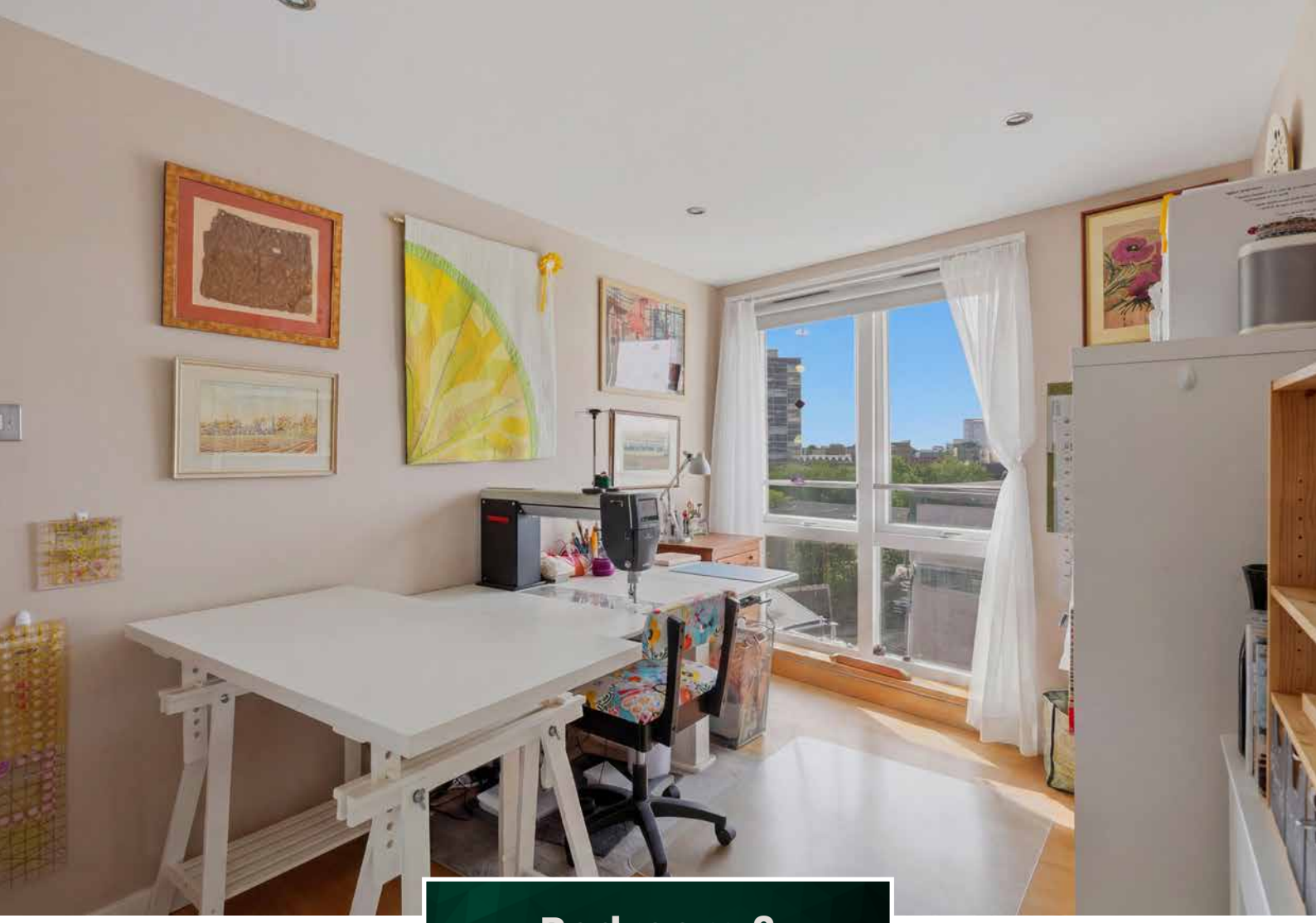
Combining contemporary design with generous living space, this is a rare opportunity to acquire a truly distinctive home in one of Edinburgh's most desirable waterfront locations.

The lower level has been thoughtfully designed to provide comfortable everyday living. Two generous double bedrooms are positioned on this floor, both benefiting from built-in wardrobes and large windows that maximise the natural light. One of the bedrooms enjoys the added luxury of a stylish en-suite shower room, while a beautifully finished, fully tiled family bathroom with a jacuzzi bath serves the remainder of this level.

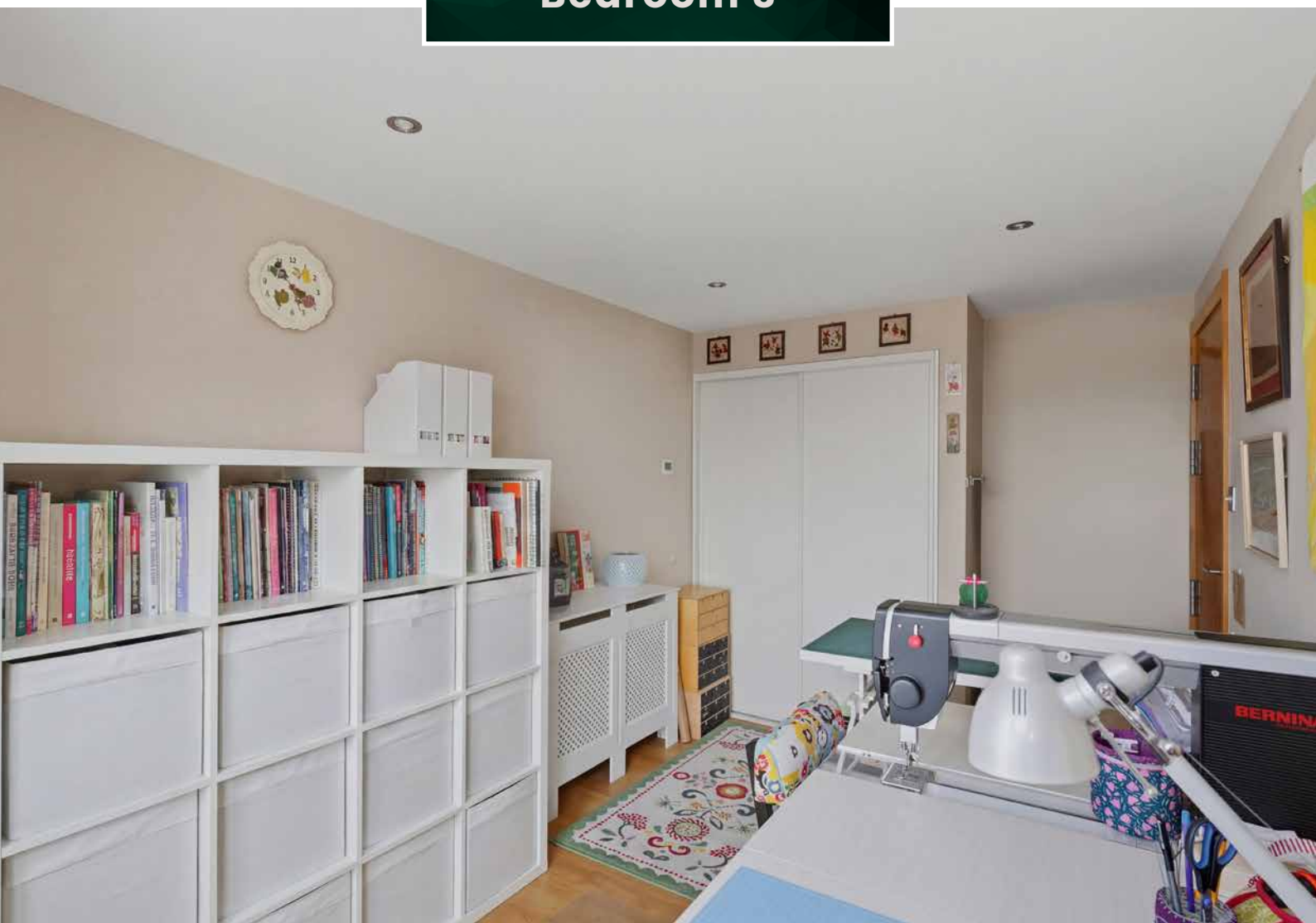
The Property

Bedroom 2





Bedroom 3









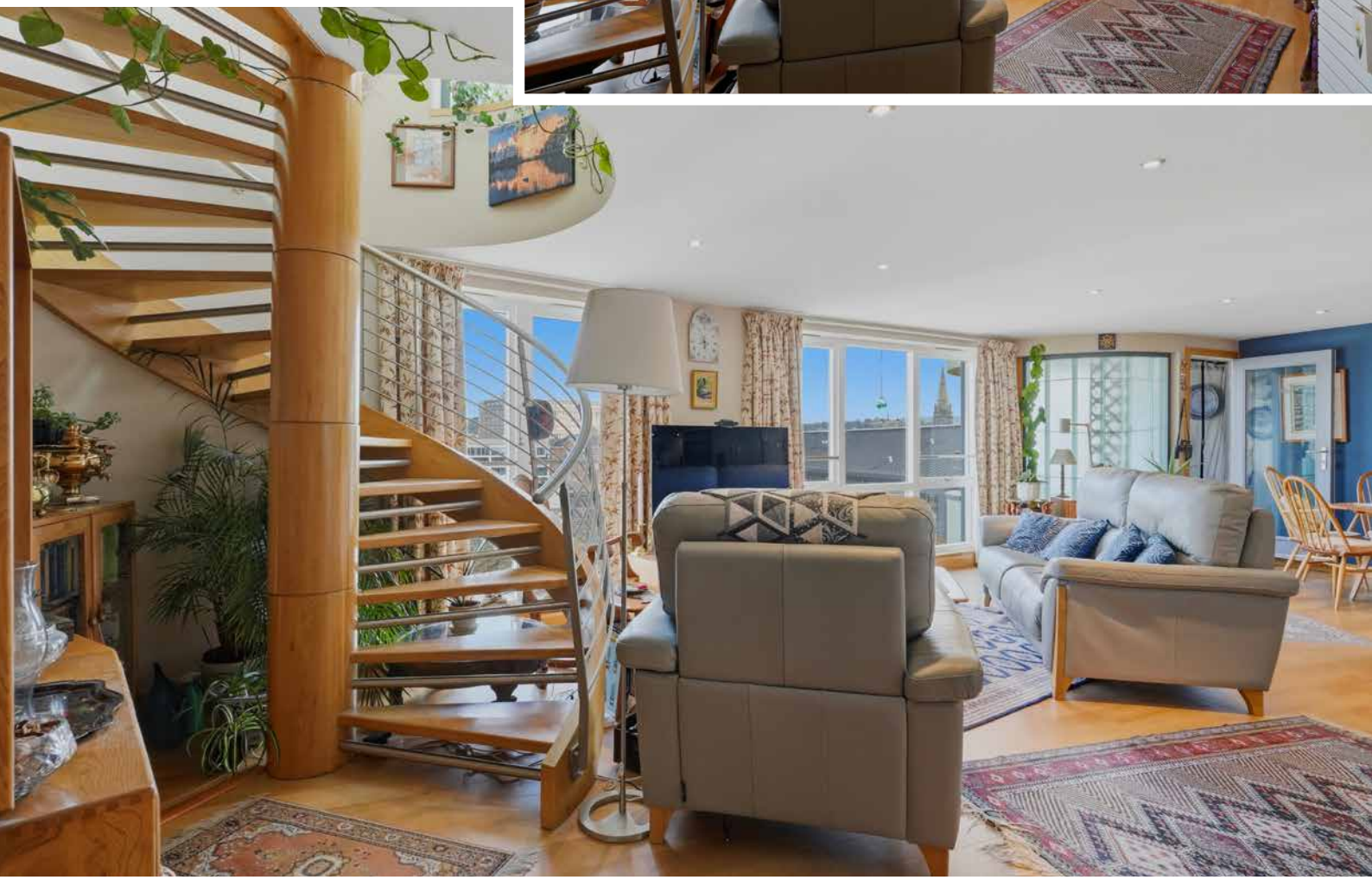
The spacious kitchen is both practical and elegant, offering an excellent range of fitted units, integrated appliances, generous worktop space, and an induction hob, making it equally well suited to everyday family life and entertaining.



Adjacent to the kitchen, the impressive first sitting room is a wonderfully bright and welcoming space, enhanced by direct access to the first sheltered balcony where you can enjoy your morning coffee while taking in the surrounding views. A striking spiral staircase provides an architectural focal point and leads to the spectacular upper floor.













The upper level is undoubtedly the centrepiece of the home. A magnificent second living area is surrounded by floor-to-ceiling glazing, creating a dramatic entertaining space that feels both light and expansive. Sliding doors open onto a second, larger balcony that wraps around the living space, offering breathtaking elevated views across The Shore, the Firth of Forth, Calton Hill and Salisbury Crags. Whether relaxing with family or entertaining guests, this remarkable room provides an ever-changing backdrop throughout the seasons.

The Property

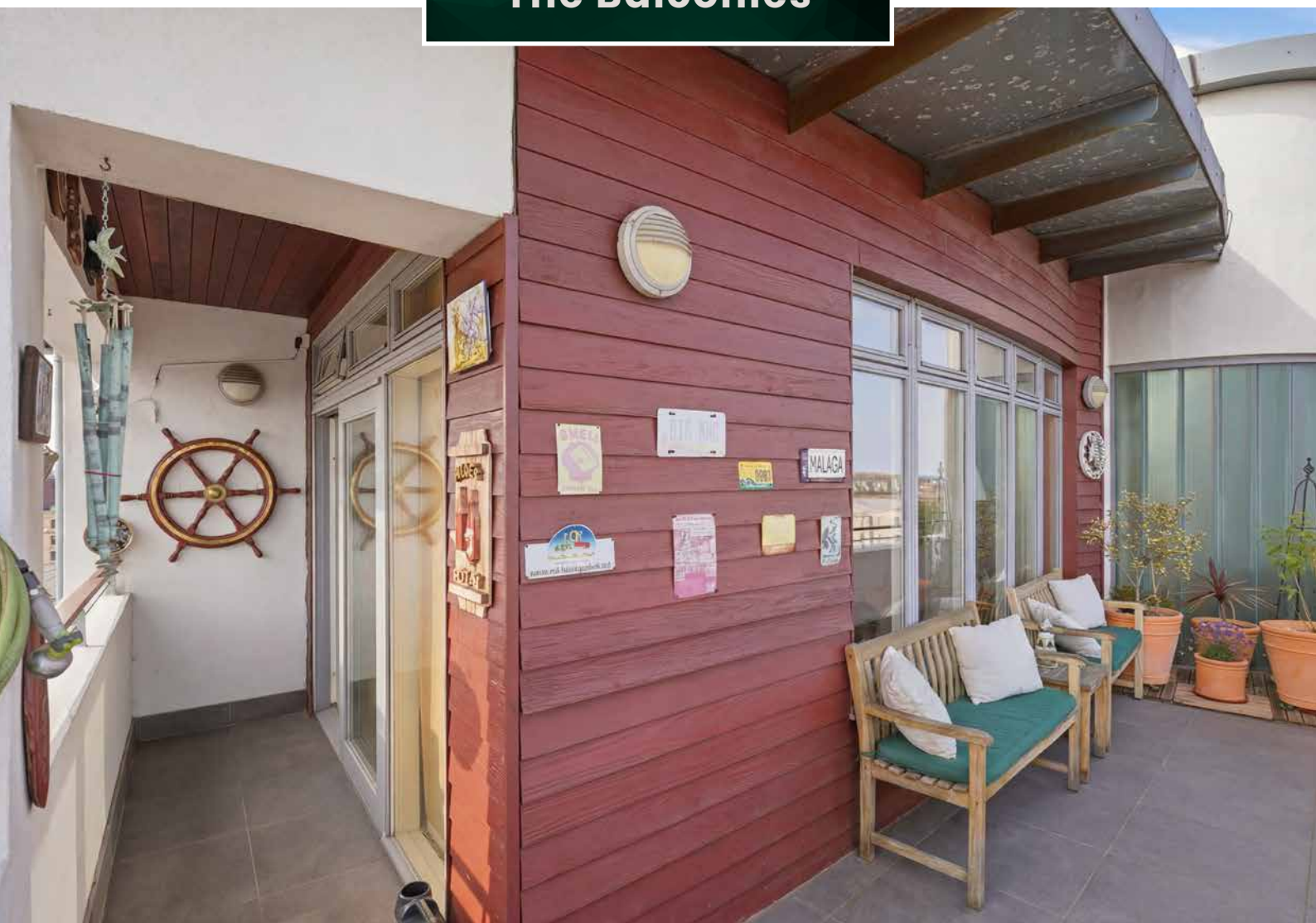
Also on the upper floor is the superb principal bedroom suite. Exceptionally spacious, it benefits from excellent built-in storage, direct access to a third private balcony, and a luxurious en-suite shower room with a generous walk-in shower. The separation from the remaining bedrooms creates a peaceful and private retreat, adding to the penthouse's sense of exclusivity.







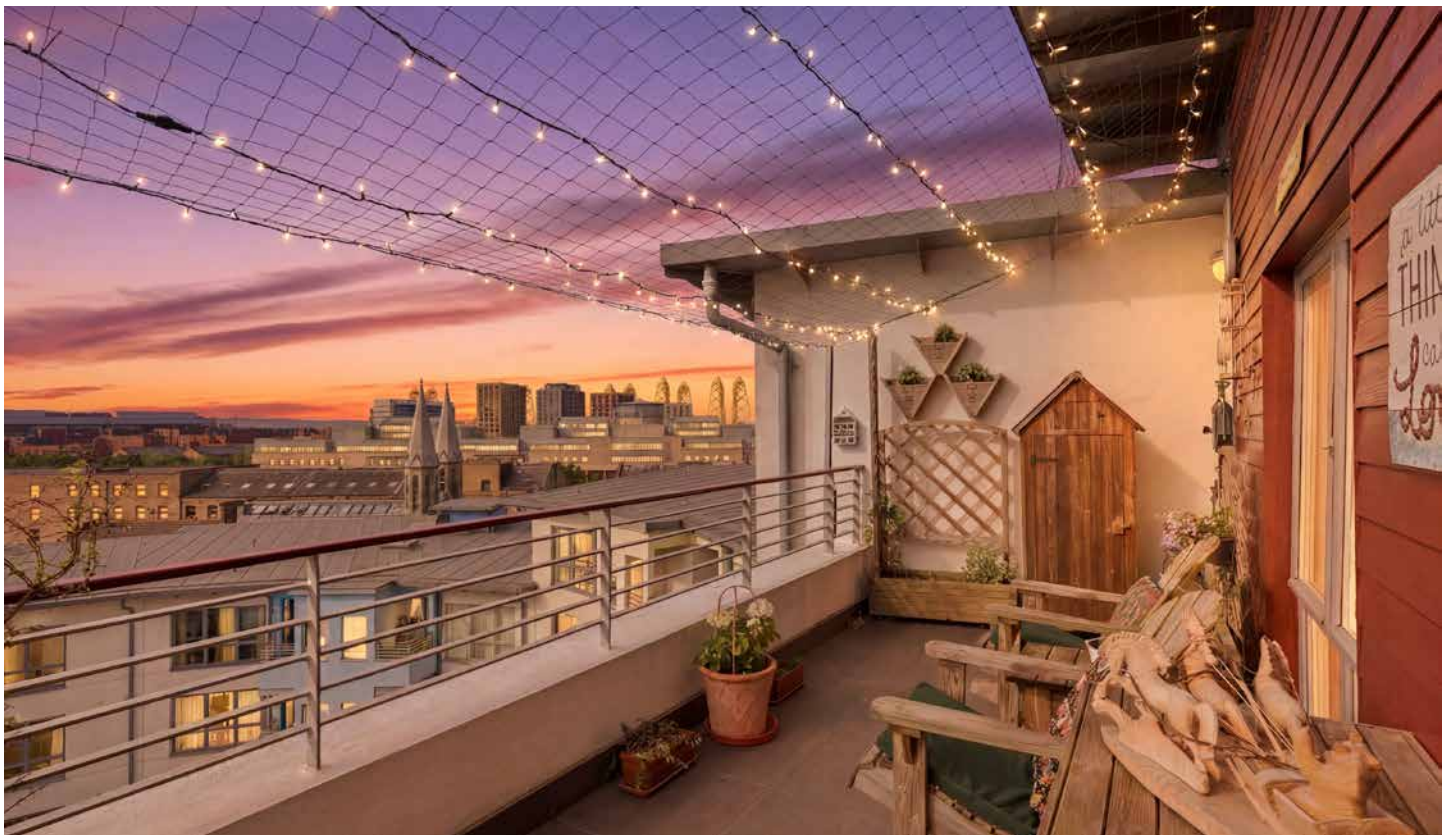
The Balconies





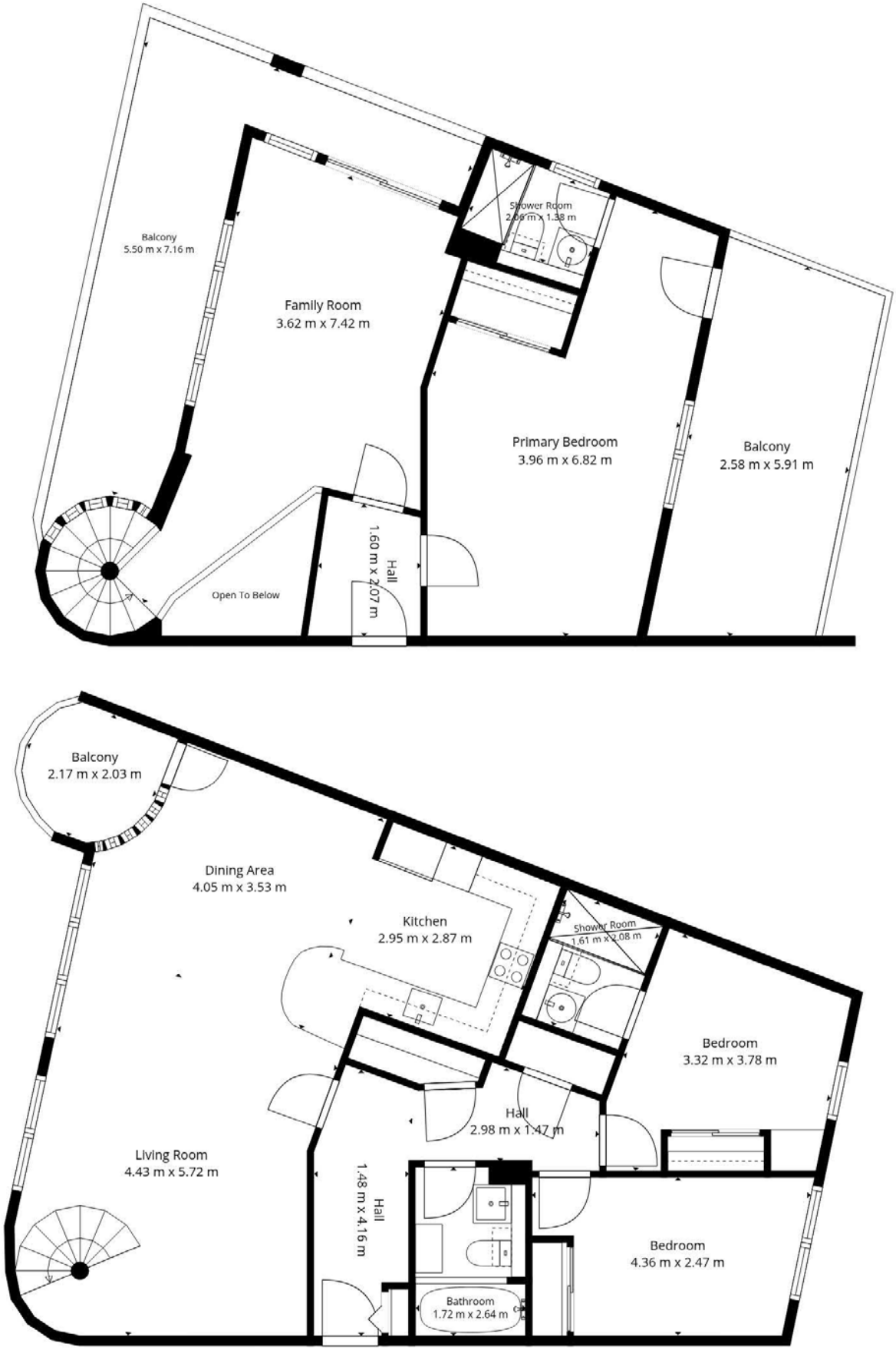









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Gross internal floor area (m^2): $142m^2$

EPC Rating: B

Floor Plan







Further benefits include lift access to all floors, a secure entry system, gas central heating, double glazing, and a valuable allocated off-street parking space.

Properties of this calibre are seldom available within The Shore. The combination of expansive internal accommodation, multiple outdoor spaces, stunning panoramic views and an unrivalled waterfront setting creates a home that is equally suited to professionals, downsizers seeking luxury apartment living, or anyone looking for a truly special Edinburgh residence.

The Property





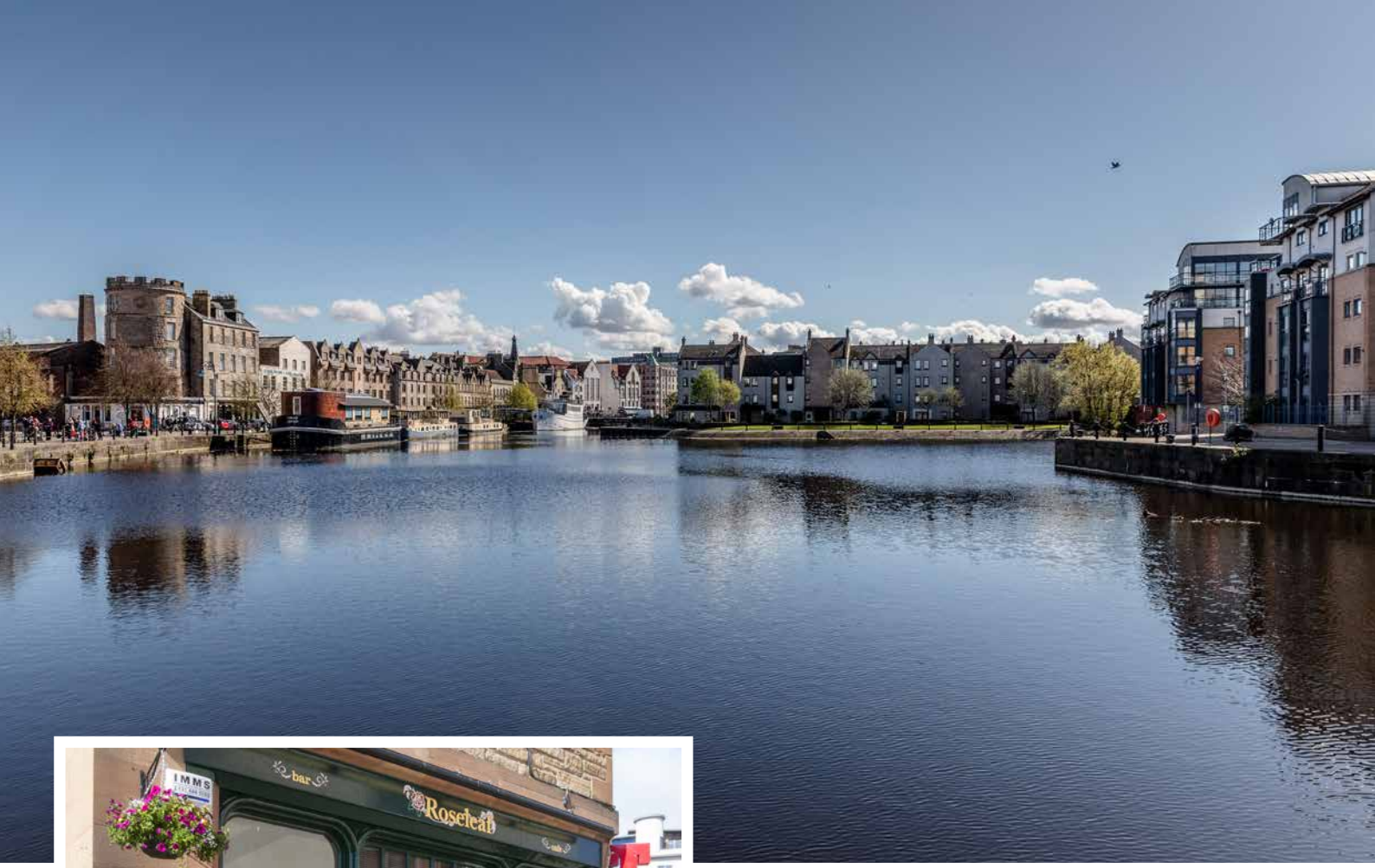


Coburg Street enjoys an exceptional position in the heart of The Shore, one of Edinburgh's most vibrant and desirable waterfront districts. Once the city's historic port, The Shore has been transformed into a cosmopolitan neighbourhood renowned for its picturesque waterfront setting, independent character, and outstanding culinary scene.

Residents are quite literally surrounded by some of Scotland's finest restaurants, including the Michelin-starred Restaurant Martin Wishart, The Kitchin, and Heron, alongside an exceptional selection of stylish cafés, wine bars, traditional pubs, and independent eateries that have made Leith one of the capital's premier food destinations.

The nearby Shore promenade and Water of Leith Walkway provide attractive routes for walking, running, and cycling, connecting seamlessly to Leith Links, the Royal Yacht Britannia, Ocean Terminal, and Edinburgh's city centre. The area also enjoys a thriving arts and cultural scene, with independent galleries, creative workspaces, artisan retailers, and regular community events contributing to its unique atmosphere.

The Location







Everyday convenience is equally impressive, with supermarkets, boutique shopping, fitness facilities, and healthcare services all within easy reach. Excellent transport links include the nearby Edinburgh Trams and frequent bus services, providing swift access to the city centre, Haymarket, Edinburgh Park, and Edinburgh Airport. For those travelling further afield, Ferry Road and the A199 offer straightforward connections to the City Bypass and Scotland's wider motorway network.

Combining a vibrant waterfront lifestyle with world-class dining, outstanding amenities, and superb connectivity, Coburg Street represents one of Edinburgh's most prestigious addresses, making it an exceptional setting for a penthouse apartment in one of the capital's most exciting neighbourhoods.

The Location

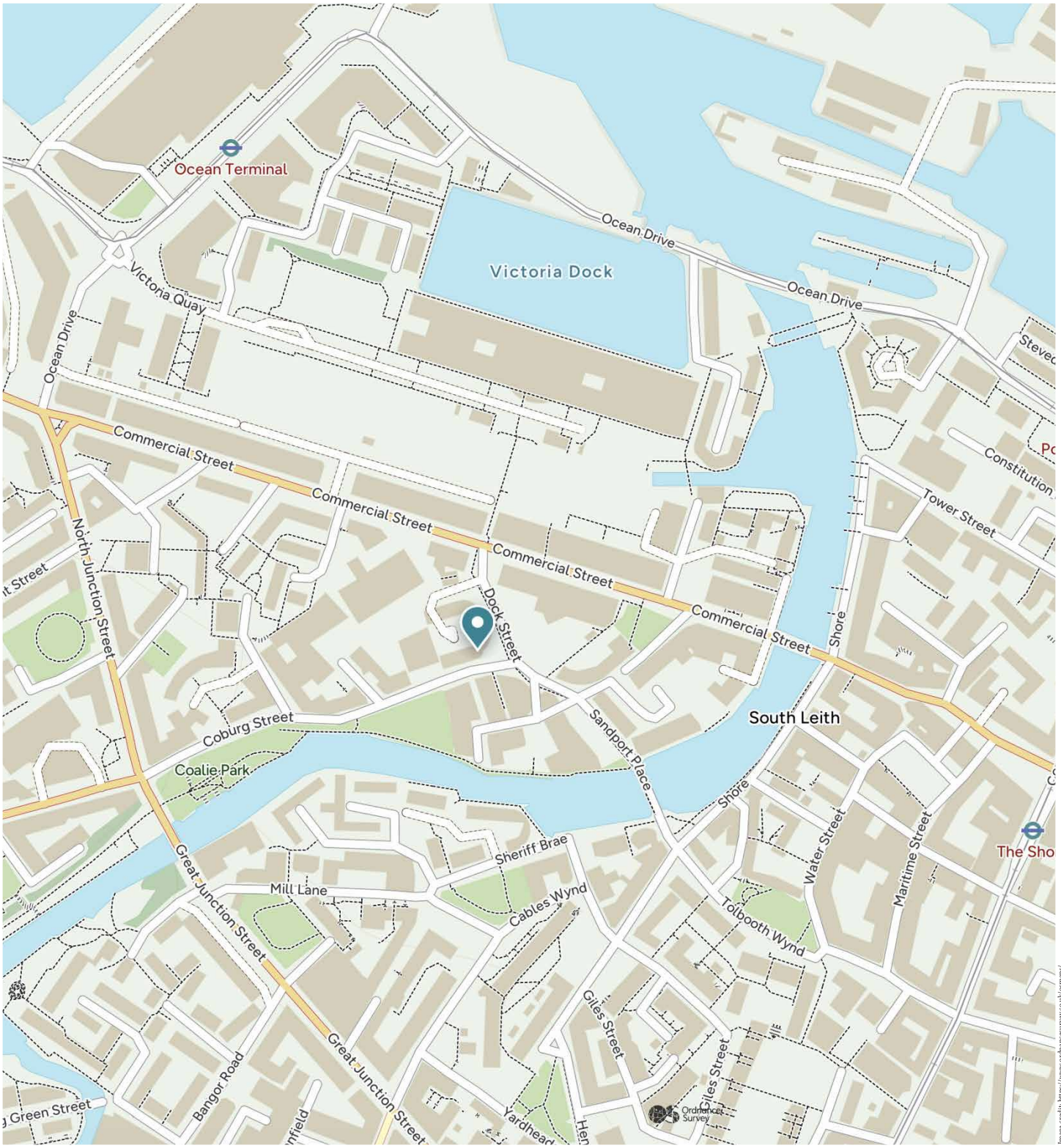


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