GILLESPIE MACANDREW



17/3 Quayside Street,

The Shore, Edinburgh, EH6 6EJ.

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

- Shared secure entry system.
- Welcoming reception hall featuring a traditional ceiling-mounted clothes pulley.
- Bright and well-presented living room with ample space for both lounge and dining furniture, open plan to a modern fitted kitchen with appliances.
- Generously proportioned double bedroom with walk-in storage cupboard.
- Further well-sized bedroom.
- Contemporary bathroom fitted with a white suite and shower.
- Gas central heating.
- Attractive original period features.
- Pleasant views towards the Water of Leith.
- Permit and metered on-street parking available.









GENERAL DESCRIPTION

An attractive second-floor flat forming part of a Category B listed traditional building in the highly desirable Shore district of Edinburgh, perfectly positioned to take advantage of an excellent range of local amenities and within easy reach of Edinburgh City Centre. Offering stylish accommodation in one of the capital's most vibrant waterfront locations, the property is sure to appeal to first-time buyers, young professionals, couples, and investors alike. Benefiting from the character and charm expected of a traditional property, combined with the convenience of contemporary city living, this superb flat represents an excellent opportunity in a sought-after location.

COUNCIL TAX BAND	B.
TRAIN STATION	APPROXIMATELY 3 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT	APPROXIMATELY 10 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

LOCATION

The Shore is one of Edinburgh's most vibrant and sought-after waterfront destinations, blending historic charm with contemporary city living. Situated at the mouth of the Water of Leith in the heart of Leith, the area is renowned for its picturesque quayside setting, fashionable bars, award-winning restaurants, and thriving café culture. Residents enjoy an excellent range of local amenities, including independent shops, supermarkets, leisure facilities, and attractive waterfront walkways. The area offers superb connectivity, with regular bus services and the Edinburgh Trams providing swift access to Edinburgh City Centre, Edinburgh Airport, and surrounding districts. The nearby Ocean Terminal development offers further shopping, dining, and entertainment options, while the scenic Water of Leith Walkway, Leith Links, and extensive waterfront promenades provide excellent opportunities for outdoor recreation. Combining a rich maritime heritage with a modern cosmopolitan atmosphere, The Shore remains one of the capital's most desirable locations for a wide variety of buyers.

EXTRAS: THE SALE SHALL INCLUDE ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, CURTAIN POLES, AND WINDOW BLINDS. THE KITCHEN APPLIANCES, INCLUDING THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, AND FREESTANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE AND WARDROBES IN BOTH BEDROOMS ARE ALSO INCLUDED IN THE SALE. PLEASE NOTE THAT NO WARRANTIES OR GUARANTEES WILL BE PROVIDED IN RESPECT OF ANY OF THE WHITE GOODS.











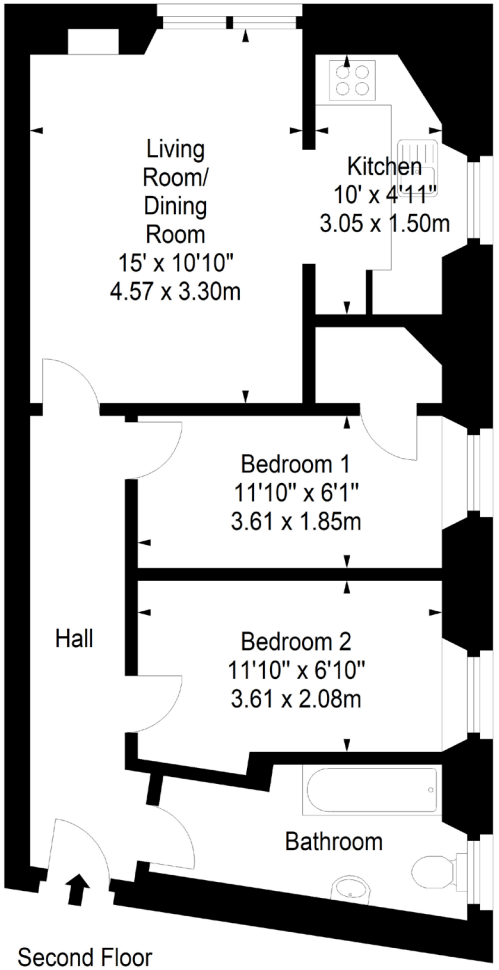




Quayside Street,
Edinburgh,
Midlothian, EH6 6EJ

SquareFoot

Approx. Gross Internal Area
550 Sq Ft - 51.10 Sq M
For identification only. Not to scale.
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Second 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.