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# 80/2 The Shore

Leith, Edinburgh, EH6 6RG

# 80/2 The Shore

From waterside strolls to independent cafés and destination dining, The Shore captures the best of Leith's waterfront lifestyle. Set in the heart of this sought-after district, this bright second-floor flat combines a vibrant neighbourhood setting with easy connections to Edinburgh city centre. Its contemporary interiors and generous two-bedroom layout appeal to professionals, couples, first-time buyers and investors alike. A secure communal entrance leads to a welcoming hallway and a spacious living and dining room, where broad windows fill the space with natural light. The separate fitted kitchen provides a practical setting for everyday cooking, while two well-proportioned bedrooms offer flexibility for guests or home working. A modern shower room completes the accommodation, with on-street parking adding convenience.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

The building is factored by Trinity Factors at an approximate cost of £700 every six months (around £117 per month). This includes building insurance.

## Features

- Contemporary second-floor flat in Leith
- Sought-after waterfront setting close to local amenities and city links
- Secure communal entrance
- Welcoming hall
- Spacious living/dining room with broad windows and excellent natural light
- Modern fitted kitchen
- Two well-proportioned bedrooms with built-in mirrored wardrobes
- Modern shower room
- Permit on-street parking
- Double glazing and central heating









Spacious living/dining room with broad windows drawing in natural light






80









360

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# Leith

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants.

There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios.

The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym.

Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line which is a 5min walk that runs directly to Edinburgh International Airport. Nearest bus station is about 100m away. Leith also has a school catchment area covering early years, primary, and secondary education.

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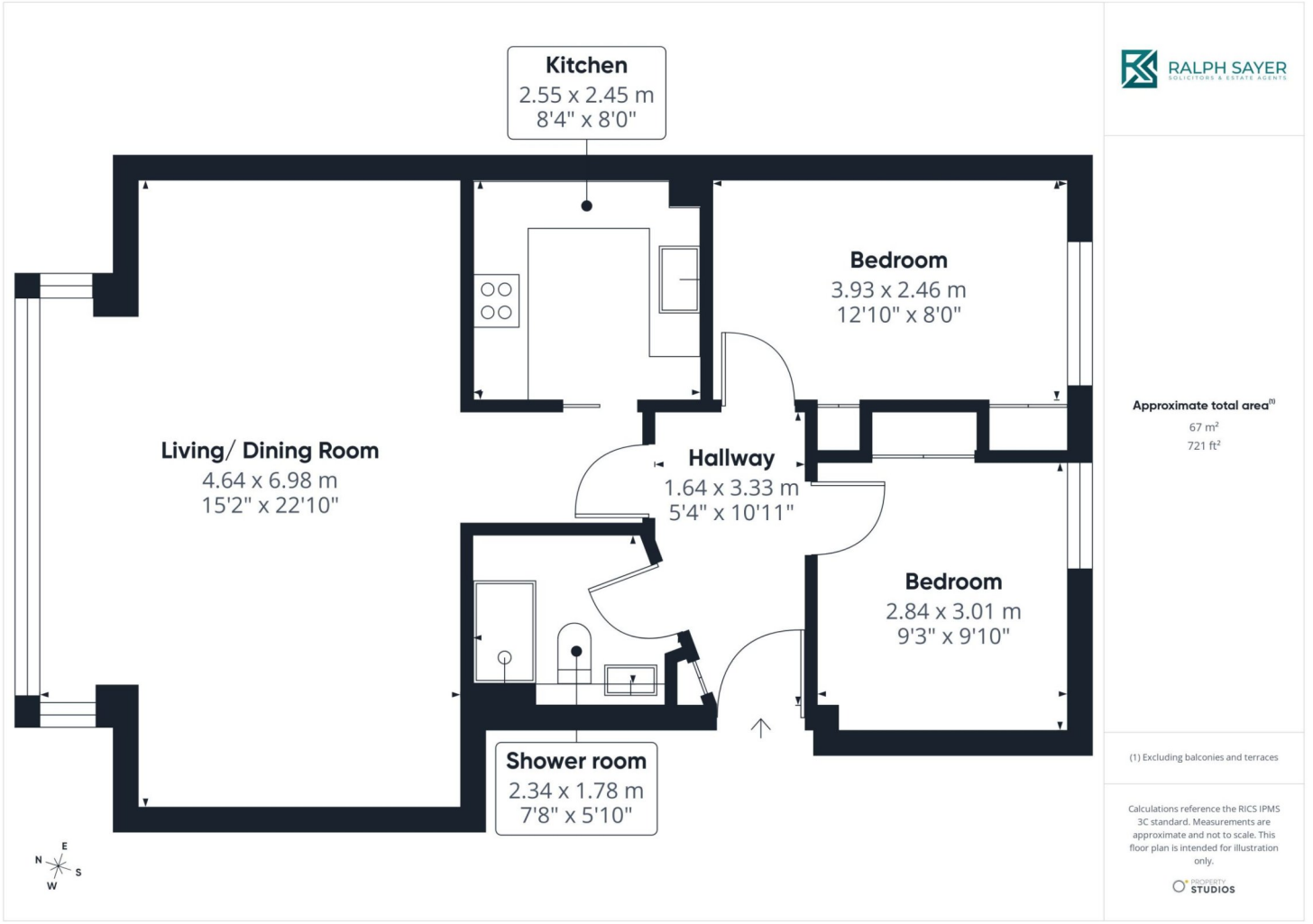
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# Floorplan




| Council Tax Band: | EPC Band: | Home Report Value: |
|---|---|---|
| E | C | £290,000 |