





## SPACIOUS THIRD/TOP-FLOOR FLAT

Forming part of a B-listed Georgian tenement building (circa 1821), this one-bedroom (plus a study), third/top-floor flat has an enviable position in Edinburgh's fashionable Shore district, close to award-winning restaurants, amenities, and regular transport links. The property offers spacious accommodation, and is well-presented in neutral tones. It represents an ideal home for city professionals, first-time buyers, and couples.

Accessed via a shared entrance and stairwell, the flat's front door opens into a central hall, decorated in white and with an easy-upkeep floor. These appealing features continue into the living room, which sees lots of natural light from twin 12-pane sash and case windows. Perfect for everyday use, it has spacious dimensions to accommodate both lounge and dining furniture. Plus, it enjoys a high ceiling framed by detailed cornice work. In the breakfasting kitchen, there is room for another table and chairs for casual meals and socialising whilst cooking. It is fitted with base cabinets and L-shaped worksurfaces, as well as a built-in cupboard. Meanwhile, the double bedroom is well-proportioned for bedside furniture and attractively decorated in light neutral hues. It is bordered by a dado rail and has a press cupboard for storage. Furthermore, there is a private study just off the living area, which is perfect for working from home. A large bathroom, equipped with a three-piece suite and overhead shower, completes the accommodation.

Outside, there is a low-maintenance communal garden and shared drying area. On-street parking is also available in the vicinity.

Extras: a gas cooker, a fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- Spacious third/top-floor flat
- B-listed Georgian building
- Envidable location in The Shore
- Near amenities & transport links
- Neutral interiors throughout
- Welcoming hall with storage
- Spacious living room
- Breakfasting kitchen
- One double bedroom
- Private study
- Large three-piece bathroom
- Communal garden & drying area
- On-street parking in the vicinity

EPC RATING:

E

COUNCIL TAX BAND:

B

## VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

## EAST LoTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000

## BORDERS

01890 880 008

## THE SHORE, LEITH

Approximately two miles north of Edinburgh city centre, this vibrant suburb was once a thriving port at the heart of the capital's maritime industry. Like much of Edinburgh's northern seaboard, The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital, recently voted as one of the best places to live by The Times in 2019. Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city. The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food. The Shore is served by an excellent range of local services and amenities, particularly in the bustling shopping area around the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities including a variety of high-street stores, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Shore is within the catchment area for well-regarded primary and secondary schools and enjoys fantastic public transport links into the city centre. It also provides swift and easy to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

