



Solicitors & Estate Agents











Offers Over  
**£225,000**

## 20/7 Coburg Street

The Shore | Edinburgh | EH6 6HL

An excellent opportunity has arisen to acquire this fantastic two bedroom third floor flat, quietly positioned in the vibrant Shore district of Leith forming part of a factored modern development. While being situated within easy walking distance of superb amenities including world-class restaurants, cafes, bars, shops and services, this property will undoubtedly appeal to a wide range of purchasers such as first-time buyers, professionals, investors and those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift/Stair Access
-  Allocated Parking Space
-  Communal Grounds
-  EPC Rating – B
-  Council Tax Band - E



## Description

Internally, the property is presented in true move in condition and in brief comprises; secure entry system, lift and stair access, welcoming entrance hallway with good storage provisions, light and spacious reception/dining room with access to balcony, modern fully-fitted kitchen with a range of integrated appliances, well proportioned principal bedroom with fitted wardrobes and en-suite shower, good sized second double bedroom with fitted wardrobes, and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and vertical blinds will be included in the sale together with the integrated appliances which include the fridge/freezer, washing machine, dishwasher, gas hob, electric oven and cooker hood. Some items of furniture can be made available by separate negotiations.

## Gardens, Parking & Factor

The property benefits from well-maintained communal grounds and offers an allocated parking space which is conveniently located to the rear of the building. The development is managed by James Gibb for a monthly fee of approx. £100. This includes maintenance of communal areas and buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.





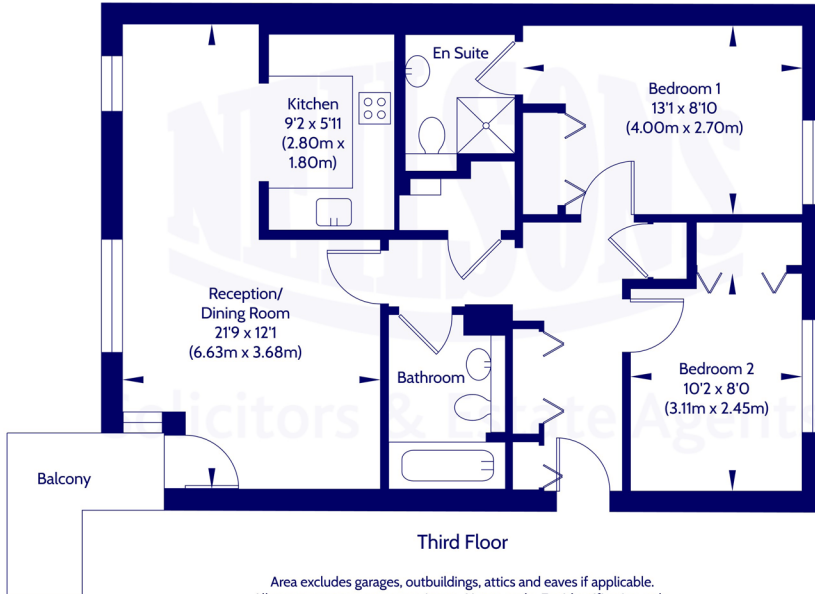
## Location

The vibrant and cosmopolitan Shore area of Edinburgh is a much sought-after and established neighbourhood, steeped in history but offering all modern conveniences including excellent transport links. The area is famous for its superb array of bars and world class restaurants which are all within convenient walking distance of this property. A wealth of local shops & services are close at hand, as well as the Ocean Terminal shopping centre which houses a number of high street stores, a multiscreen cinema and a large Pure Gym. There are a fantastic range of leisure opportunities in the surrounding area including Leith Links and The Water of Leith Walkway, which also connects swiftly to the cycle-path network providing convenient access throughout the city. Excellent local bus and recently completed tram services provide easy access to the city centre, airport, and surrounding areas.





Approx. Gross Internal Floor Area 62.88 Sq M / 677 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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