



**20/2 Tolbooth Wynd,
The Shore, EH6 6DW**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

TWO-BEDROOM FIRST FLOOR FLAT



An attractive two-bedroom, first floor apartment, enjoying a peaceful yet central location within the fashionable Shore district. The property has a great outlook with views of greenery from each direction, including flowering cherry trees. It has been beautifully presented to the market with décor complementing the quality floor coverings, fixtures and fittings. The apartment which has been improved and well maintained offers bright and generously proportioned accommodation with excellent storage in fantastic order throughout. It comprises entrance hall with storage cupboards, bright and spacious open plan, sitting/dining/kitchen, with contemporary kitchen and breakfast bar, two double bedrooms and stylish shower room. It benefits from electric heating, double glazing, and a secure entry phone. There is external storage available, thought large enough for a bicycle. There is a large communal garden to the rear and a public playpark to the front of the development. In addition, parking is on street and unrestricted. In easy reach of the city centre and excellent transport links, the home will appeal to a wide range of purchasers, including commuting professionals, young families, couples, and buy-to-let rental investors.

Entrance hall with storage cupboards

Open plan living/dining/kitchen

Contemporary kitchen with breakfast bar

Two double bedrooms

Stylish shower room

Electric heating and double glazing

Secure entry phone

External storage

Communal grounds

Parking in progress to become permit parking





THE SHORE

Ideally placed in the Shore area with its Michelin Star restaurants, bistros, bars & cafes and a range of local shops, Ocean Terminal with its cinemas, restaurants & quality shops and cultural attractions such as Custom Lane and Leith Theatre. There is also a local Farmers Market, a Sainsbury Local and an Aldi nearby, an Asda along at Newhaven and a Tesco at the foot of Easter Road. The flat is well located for Leith Links, walks along the Water of Leith, New Kirkgate Shopping Centre and Leith Victoria Swim & Fitness Centre. Regular bus services travel to the City Centre and other parts of Edinburgh from the main road, North Edinburgh Bike Network. The Leith to City Centre cycle & walking route is also close at hand. The tram extension, when finished, will connect the area directly to Edinburgh Airport.



Extras

All blinds, fitted floor coverings, light fittings, electric hob and oven, extractor hood, automatic washing machine and fridge freezer. (no warranties given)

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

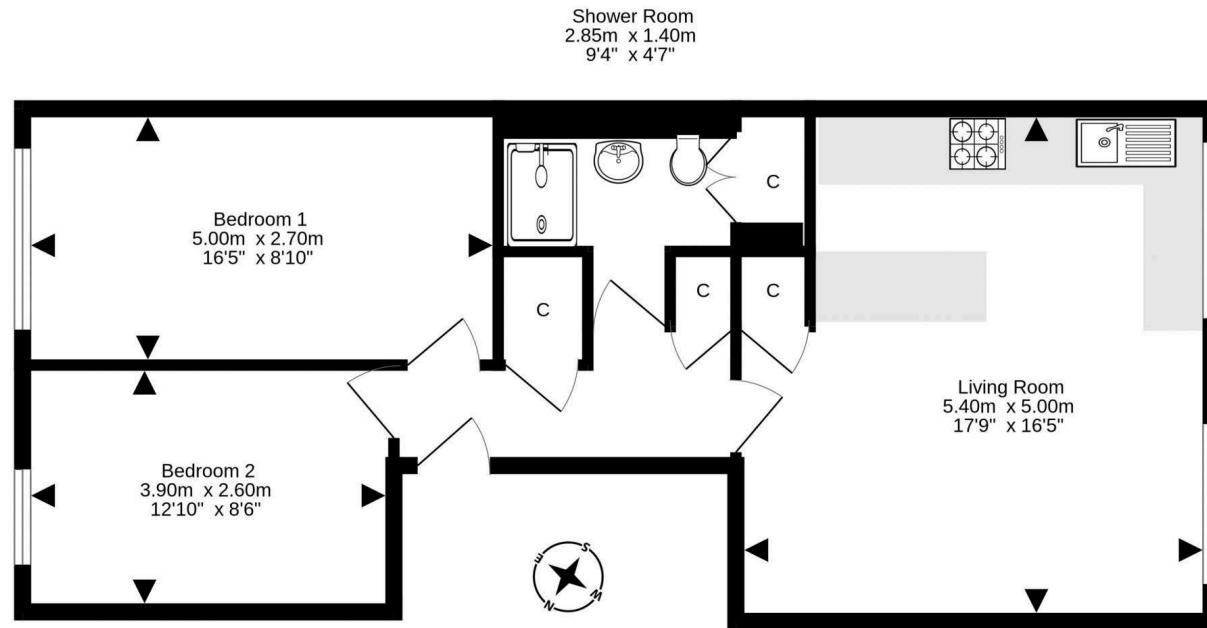
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Home Report Valuation

£190,000

EPC Rating

D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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