



1/18 Cables Wynd, Edinburgh, EH6 6DU

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Within a short walk of the fashionable Shore area of Edinburgh is this most impressive penthouse flat which forms part of a modern development. Maintained by a property factor the building has a secure entry system, lift to all floors along with a shared courtyard garden and a secured covered residents car park. The flat is both bright and spacious with gas central heating and full double glazing. The accommodation comprises a spacious entrance hallway with a large walk in cupboard and a superb open plan lounge /dining /kitchen with French style doors leading to the balcony giving fantastic views of the city skyline. This room has ample space for both living and dining furniture. The kitchen is fitted with modern base and wall units with oven, hob, hood, fridge/freezer and washing machine. The well-proportioned master bedroom is located to the front and has an en suite bathroom room with 3 piece white suite with shower over the bath and glazed door accessing the balcony. The second double bedroom has a large storage cupboard and built in wardrobes and access to the rear balcony overlooking the communal gardens. Bedroom 3 gives ample space for bedroom or study furniture. Shower room located off the hallway with large shower cubicle and attractive mosaic tiling.

- Fantastic penthouse flat with rear & front balconies
- Impressive open plan lounge/dining/kitchen
- Master bedroom with en-suite & access to balcony
- 2 further bedrooms (with balcony access)
- Secure gated garage, lift & well maintained communal gardens



## Location

The Shore is a vibrant scene located to the north East of the city centre and is renowned for its excellent array of restaurants, including Michelin starred eateries, local bars and artisan cafes. Leith and The Shore are home to a thriving food scene which also includes a weekly farmer's market. For day to day shopping, there is a Tesco and Sainsbury's nearby, whilst Ocean Terminal, which houses a Marks & Spencer food store, further shops and restaurants, gym and cinema complex, is also within easy reach. For leisure enthusiasts the open green space of Leith Links are close by, and there are some lovely walks along the Water of Leith walkway which also connects to the North Edinburgh cycle path network. David Lloyd health club (including indoor and outdoor swimming pools, member's gym and spa). Excellent transport links mean that regular buses and trams take you swiftly from the Foot of the Walk into the City Centre and onto Edinburgh International Airport. It is in easy reach of the A1 taking you out to East Lothian as well as the City Bypass.

BUYERS NOTE : although not affecting flat 18, there is remedial work being taken care of at present by the factors to part of the building.

## Extras

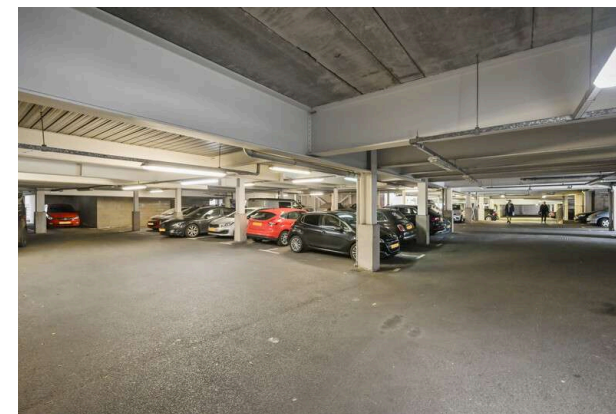
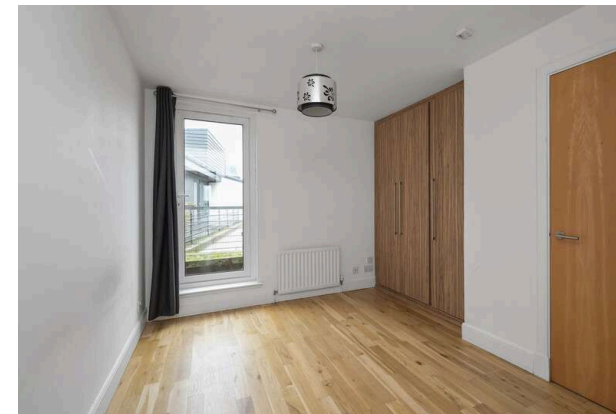
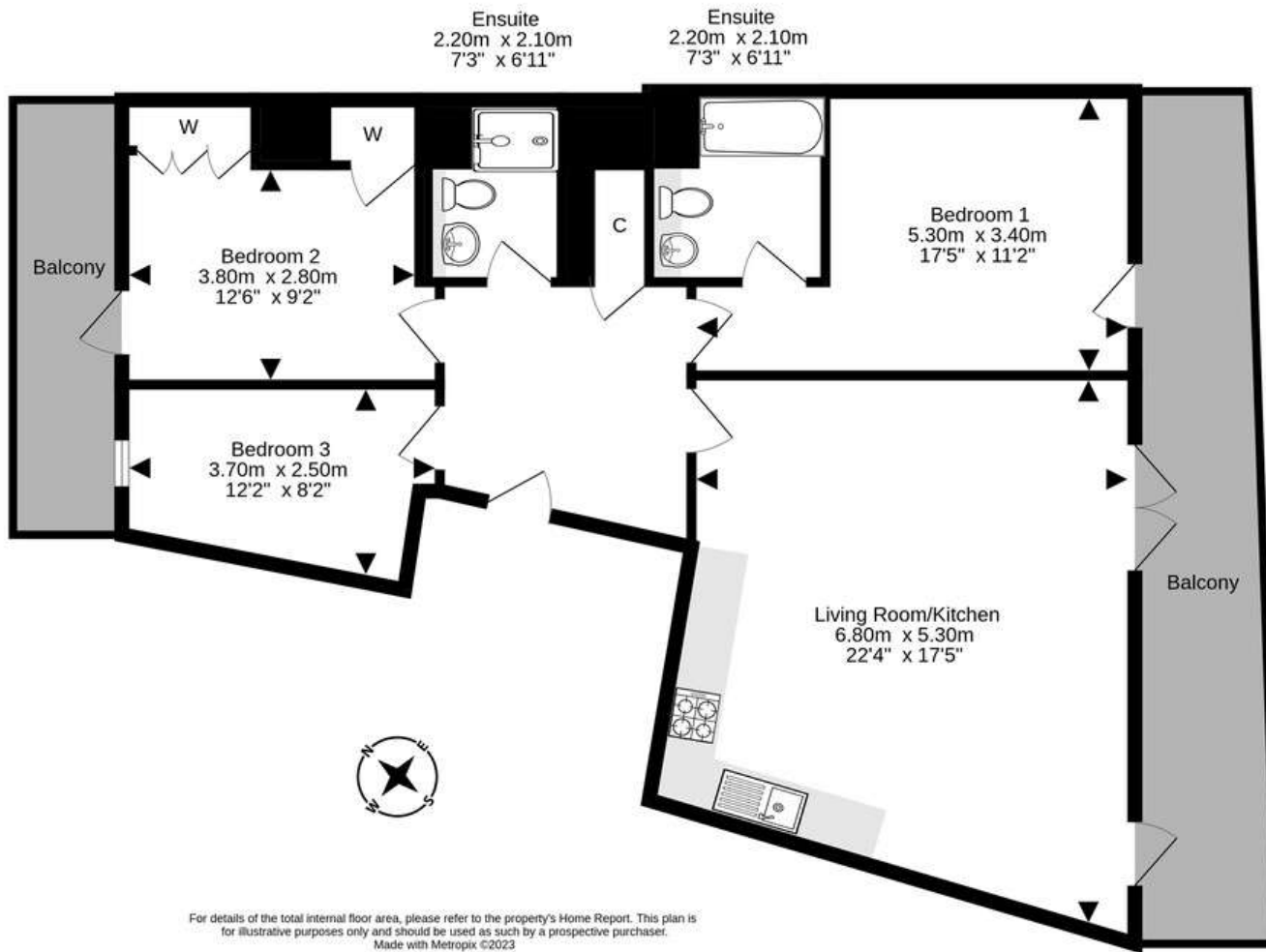
Included in the sale are the window fittings and window coverings.

## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

## EPC Band - B





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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

