

COULTERS[©]

42/3 THE SHORE

THE SHORE, EDINBURGH, EH6 6QU

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Just off the Water of Leith, but peacefully set back from the road, this charming one-bedroom apartment occupies a highly desirable position in the heart of popular, The Shore.

The property is located within an A-Listed sandstone tenement, a former Warehouse, noted by Historic Environment Scotland to be "one of the oldest and the architecturally most distinctive warehouses in Edinburgh, if not Scotland".

Situated on the ground floor, the accommodation is in excellent condition throughout and benefits from stunning period features including original Georgian windows which flood the rooms with natural light.

KEY FEATURES



Ground floor apartment



Just set back from The Water of Leith



5 minute walk to the tram stop



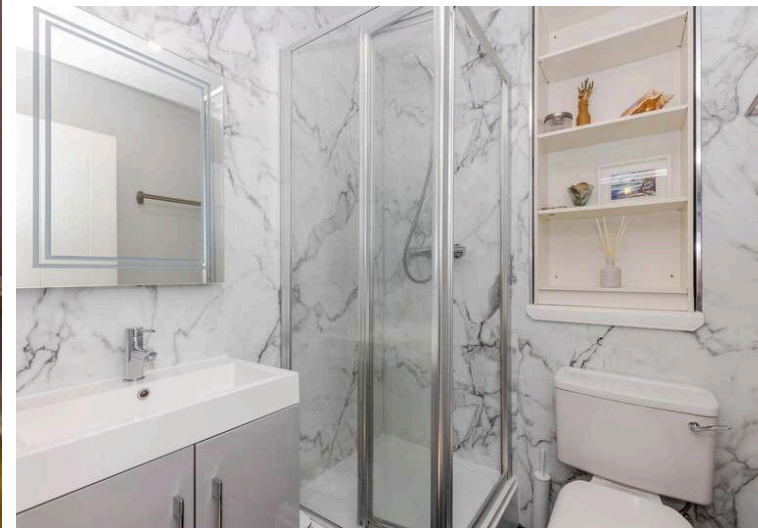
Well-proportioned double bedroom



Permit parking in surrounding streets



Excellent bars, restaurants and boutique shops



The property is served by electric heating and the building is managed by James Gibb factors.

Permit parking is available within the surrounding streets.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Other items may be available by separate negotiation.



THE LOCAL AREA

Approximately two miles north of the city centre, this vibrant suburb was once a thriving port at the heart of the capital's maritime industry. 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 arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food. Ocean Terminal shopping centre offers a wealth of facilities including a variety of high-street stores, family restaurants, a multi-screen cinema, and a 24-hour gym. The Shore enjoys fantastic public transport links and is just a five minute walk from the nearest tram stop. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

GET IN TOUCH



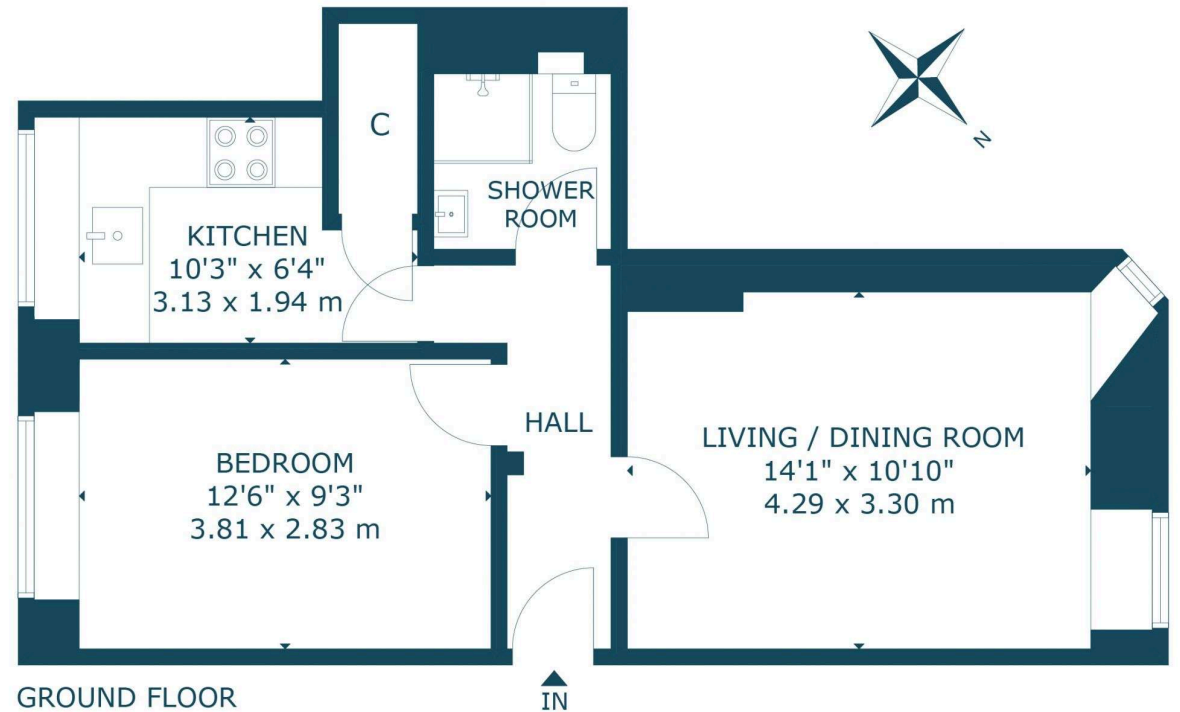
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GROUND FLOOR

IN

42/3 THE SHORE, THE SHORE, EDINBURGH, EH6 6QU
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 461 SQ FT / 43 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.