



Solicitors & Estate Agents










Offers Over
£170,000

22/1 Coburg Street

The Shore | Edinburgh | EH6 6HL

An excellent opportunity has arisen to acquire this fantastic one bedroom ground 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.

-  1 bed
-  1 public
-  1 bathroom
-  Communal gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with good storage provisions, light and spacious lounge/diner with ample room for both lounge and dining furniture, modern fully-fitted kitchen with a range of integrated white goods, tiling in splash areas and under-unit lighting while being styled with white cabinets and a contrasting dark worktop. Boasting generously-proportioned double bedroom with integrated wardrobes and space for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail this will make a comfortable home.

The property also benefits from gas central heating and double glazing throughout.

Factor fees are payable to James Gibb at approximately £80 per month.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property benefits from a private terrace laid with wooden decking as well as well-maintained communal grounds. For the car owner, there is more than adequate on-street parking available on Coburg Street.

Viewing

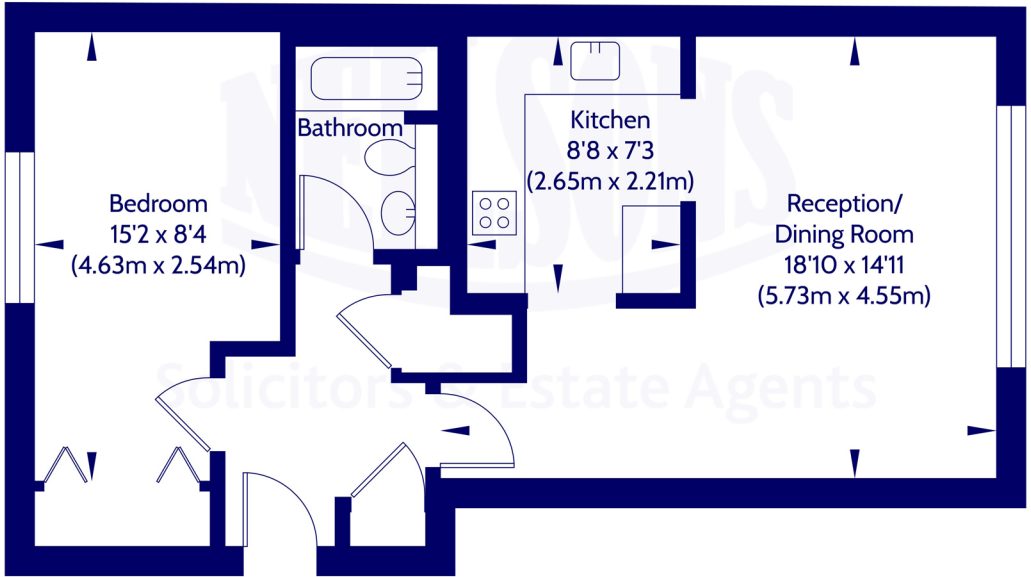
By appointment through Neilsons 0131 625 2222.





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.



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 floor plan and further information.



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For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

