

COULTERS<sup>©</sup>

# 28 (2F1) QUEEN CHARLOTTE STREET

EDINBURGH, EH6 6AT

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Located in the heart of The Shore in Leith this stylish and extremely spacious 3 bedroom double-upper flat forms part of a charming period tenement building.

The first floor of the property comprises of a welcoming hallway, 2 large double bedrooms, a bright large bathroom with stand alone bath, living room with dining space, fireplace and double doors leading into the kitchen which provides a 5 gas ring hob, extractor fan and integrated fridge. The first floor also benefits from double glazed sash and case windows.

## KEY FEATURES



Stylish double upper-flat.



2 double bedrooms plus large attic bedroom.



Close to Leith Links and Water of Leith walkway.



On street permit parking.



Located in the popular area of The Shore.



Independent retailers and cafes nearby.



The second floor open plan attic conversion with plenty of natural light is being used by the current owner as an open plan third bedroom and second living room/study space.

With plenty of amenities nearby such as independent retailers, cafes, restaurants and bars. The area also offers fantastic transport links to the city centre and airport including the new tramline.



## THE LOCAL AREA

The Shore is a neighborhood north-east Edinburgh City, located along the Firth of Forth. It is known for its picturesque waterfront area, historic buildings, and trendy restaurants and bars. The Shore used to be a busy port area but has since transformed into a more residential and leisurely neighborhood. With plenty of activities on offer whether that be a stroll along the waterfront, to enjoy a meal at one of the local restaurants, or to visit the nearby historic attractions such as the Royal Yacht Britannia, The Shore has it all.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

## GET IN TOUCH



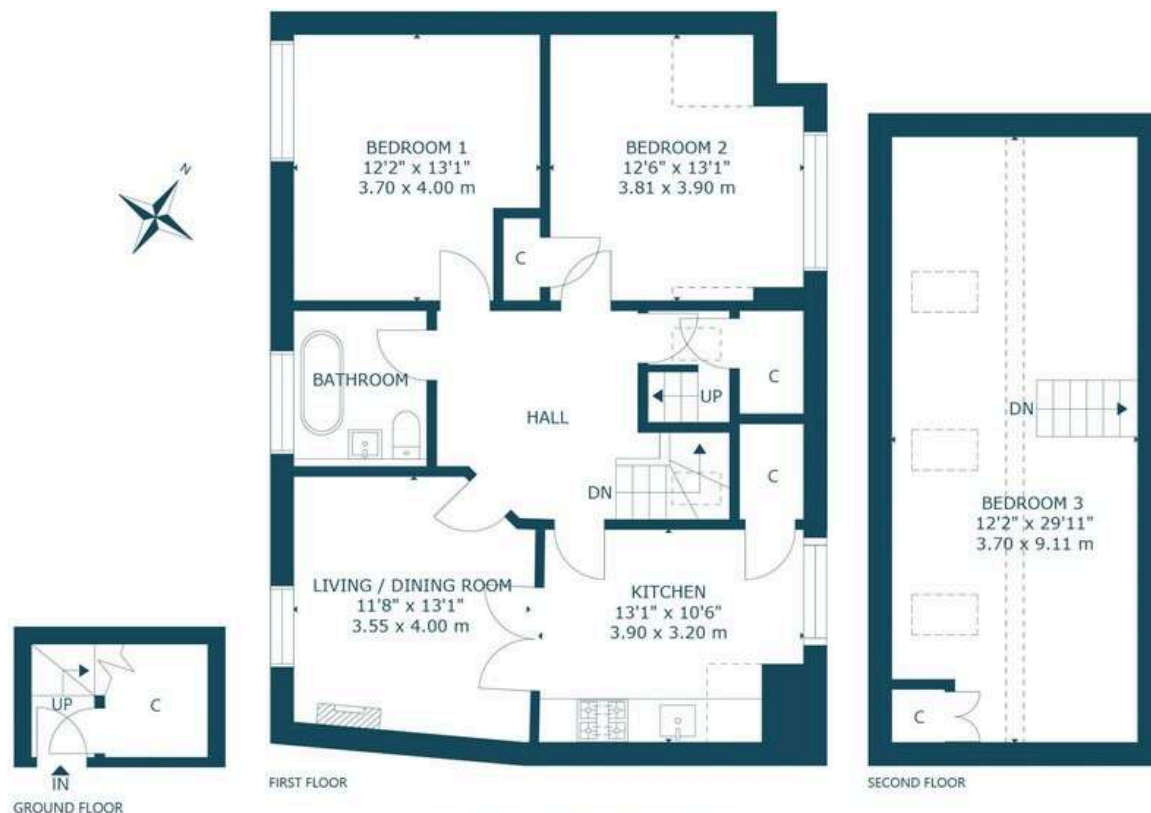
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28 (2F1), QUEEN CHARLOTTE STREET, EDINBURGH, EH6 6AT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,249 SQ FT / 116 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should 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.