



**33/45 Water Street,
The Shore, Edinburgh, EH6 6SZ**

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secure video entry system.
- Welcoming communal reception area - with seated area.
- Reception hall with excellent storage.
- Well-presented open plan living room/modern fitted kitchen with appliances.
- Breakfast bar with stools.
- Good sized double bedroom with fitted wardrobes.
- Contemporary fitted shower room.
- Gas Central Heating.
- Double Glazing.
- Fabulous, shared decking area located on the first floor.
- Permit & metered parking in surrounding streets.



GENERAL DESCRIPTION

An attractive ground floor flat, part of a warehouse conversion, in the highly desirable and vibrant Shore district of the City, perfectly positioned for access to a wide range of local amenities and a short journey to the Northeast of Edinburgh City Centre. The property would make an ideal purchase for a first-time buyer/young couple or perhaps for letting purposes.

FACTORING NOTE:

The development is factored by Charles White at an approximate charge of £85 per calendar month. This covers the maintenance of all the communal areas and also the block's building insurance.

COUNCIL TAX BAND: B.
TRAIN STATION: APPROXIMATELY 2 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT: APPROXIMATELY 10.4 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

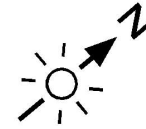
LOCATION

The highly fashionable and vibrant Shore district of Edinburgh is located approximately two miles northeast of the city centre. Over recent years the area has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring district also boasts Michelin starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal which also includes a multi-screen cinema and Marks and Spencer's food hall. A 24-hour Asda supermarket is a little further east within neighbouring Newhaven whilst a new Aldi supermarket has just recently opened on Commercial Street itself. The area also benefits from excellent transport links which include regular bus and tram services which take you swiftly into the City Centre, Edinburgh Waverley Train Station, and onward to Edinburgh International Airport. It is also well-positioned for swift access to the City Bypass.

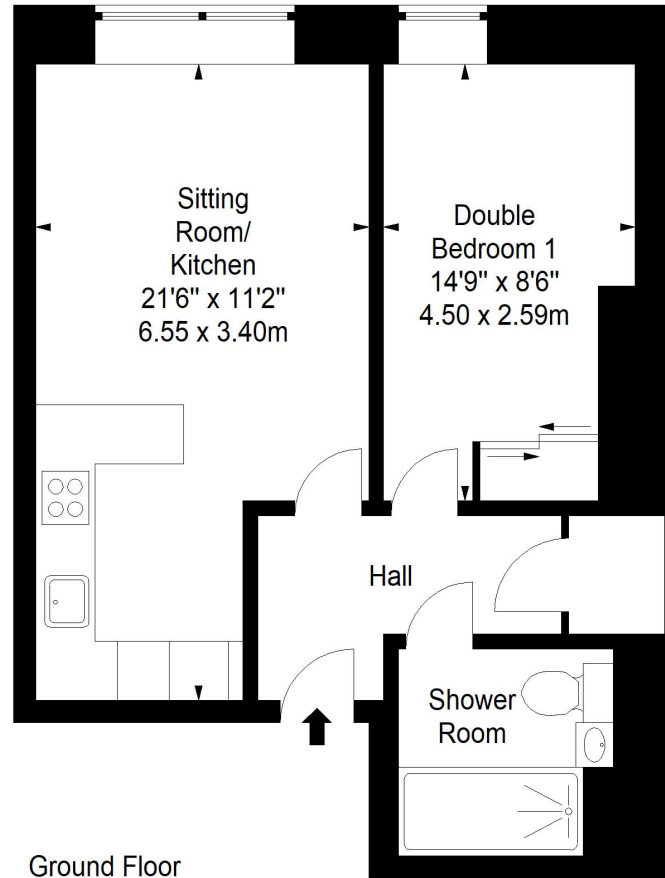
EXTRAS:

ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, MICROWAVE OVEN, COOKER-HOOD, FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE.

Water Street,
Edinburgh,
Midlothian, EH6 6SZ



Approx. Gross Internal Area
466 Sq Ft - 43.29 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.