





This end-terrace townhouse forms part of a sought-after modern development in the city's exclusive Shore area and offers spacious and flexible accommodation over three floors, including a large living room, a kitchen/dining room with access to a terrace, four bedrooms, two en-suites, and a shower room. The house is presented with attractive, neutral interiors and is accompanied by off-street parking. Its waterside position and close proximity to outstanding amenities, including shops, schools, transport links, and scenic open spaces (such as Leith Links), are sure to appeal to a wide variety of buyers.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

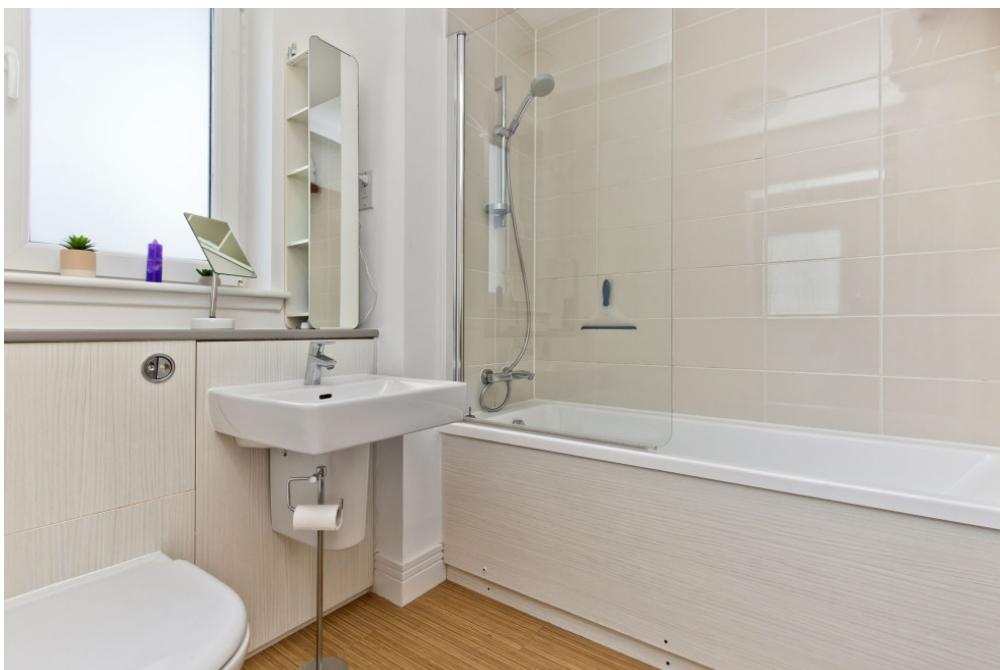
- End-terrace townhouse in The Shore
- Attractive, neutral interiors
- Hall with built-in storage, WC, and utility room
- Large living room
- Spacious kitchen/dining room
- Four versatile bedrooms
- Two en-suites
- One shower room
- Large private terrace
- Off-street parking for two cars (one under-cover space)







"THIS WELL-PRESENTED
FOUR-BEDROOM HOME
ENJOYS A PRIME CITY
LOCATION IN THE EXCLUSIVE
SHORE DISTRICT."





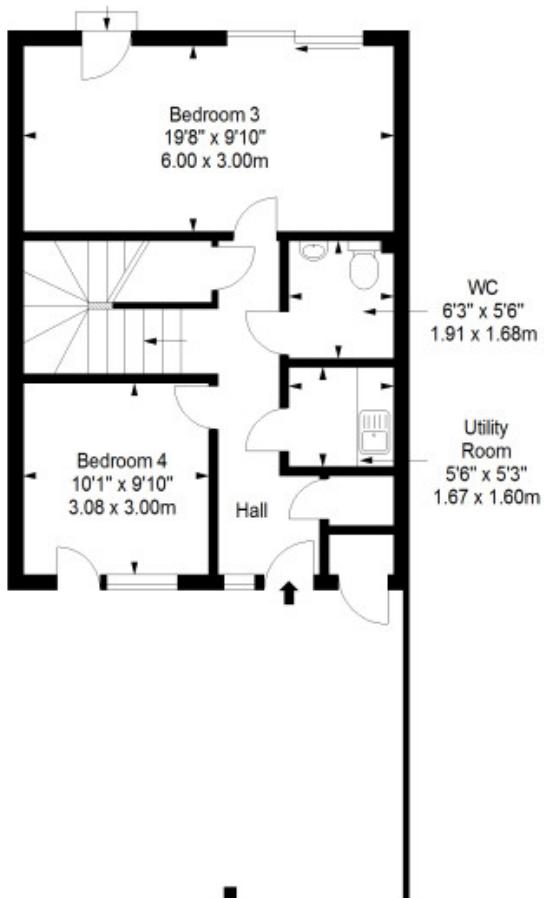
EPC RATING: **B**

COUNCIL TAX BAND: **F**

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

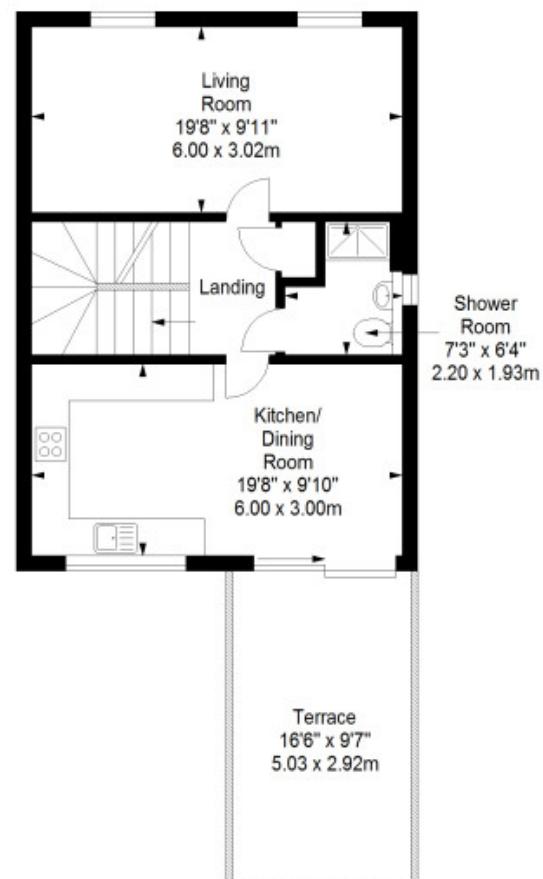
Ground Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



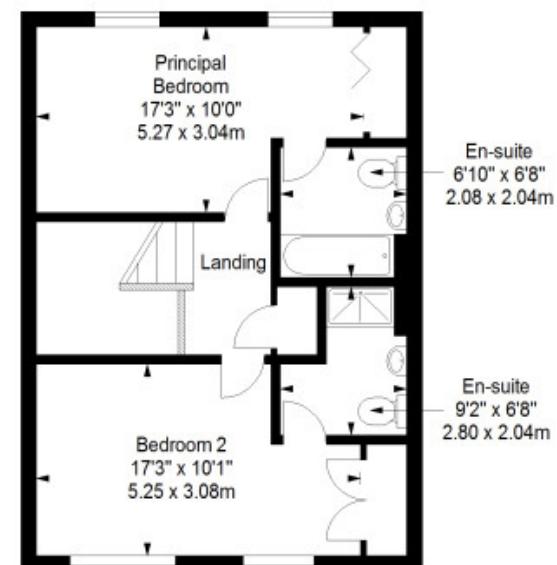
First Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



Second Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



Total area: approx. 153.9 sq. metres (1656.6 sq. feet)



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