





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



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



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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