



Solicitors & Estate Agents










Offers Over
£275,000

5/7 Cables Wynd

The Shore | Edinburgh | EH6 6DU

Neilsons are delighted to offer to market this generously proportioned three bedroom fourth floor flat forming part of a modern residential development in the much sought-after Shore district of Leith. Set amongst a superb array of local amenities, restaurants, bars and commuting links, the property will undoubtedly appeal to a multitude of buyers including professionals, couples and first-time buyers.

-  3 beds
-  1 public
-  2 bathroom
-  Communal garden
-  Underground parking
-  EPC Band - B
-  Council Tax Band - E



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with meter cupboard, bright and spacious open-plan lounge/kitchen/diner with a double Juliet balcony and lovely views of Arthur's Seat, modern fully-fitted kitchen with a range of integrated white goods, tiling in splash areas and under-unit lighting while being styled with fresh white units and a contrasting dark worktop, large principal double bedroom with integrated wardrobes and room for different configurations, partially-tiled en-suite bathroom with an over-bath shower, two further double bedrooms both with integrated wardrobes as well as space for freestanding furniture, and a partially-tiled shower room with a double shower cubicle and heated towel rail.

Further benefits include a lift in the building for ease of access, secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £140 per calendar month.

Please note that the lift is not presently in working order. The factors in the building are investigating the matter and the issue is expected to be resolved in due course.



Extras

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

Gardens and Parking

Residents have access to a landscaped and well-maintained communal garden to the rear of the building and for the car owner, there is secure unallocated underground parking.

Viewing

By appointment through Neilsons 0131 625 2222.

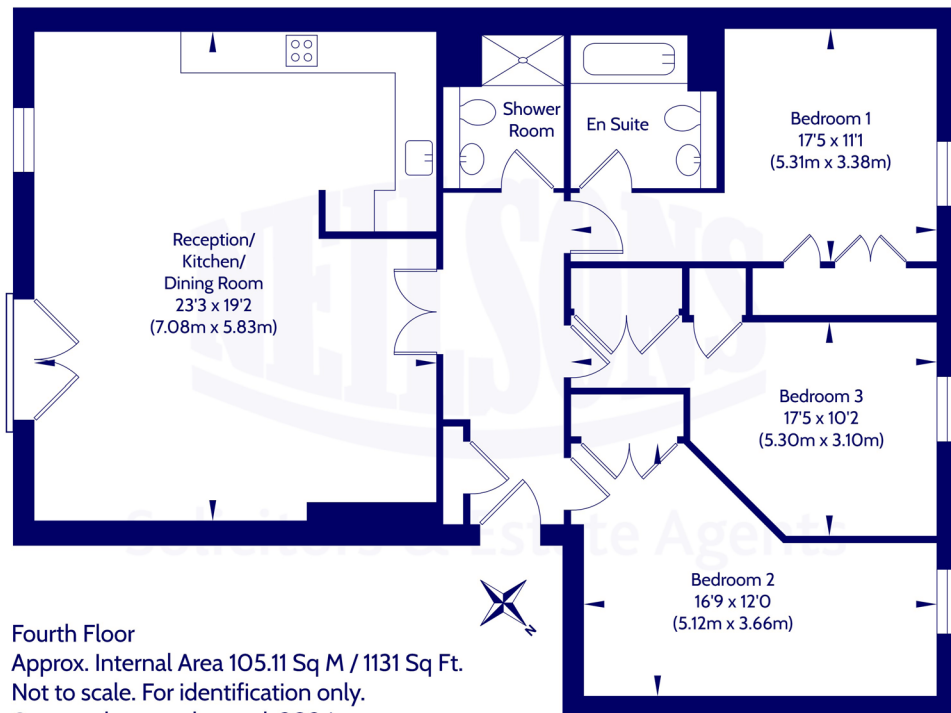




Location

The property is located in the cosmopolitan Shore area of Leith which offers a superb array of bars and restaurants as well as the Ocean Terminal Shopping Centre which houses a multi-screen cinema and a large Pure Gym. Many of the Capital's renowned restaurants, bars, art galleries and attractions are close at hand. There are a fantastic range of leisure opportunities in the surrounding area including the marvellous Leith Links, Holyrood Park, Arthurs Seat and Craighentiny Golf Course. There is a regular bus/tram service to the City Centre and surrounding areas and the city-Bypass is easily accessible with links to Scotland's main motorway network.





Fourth Floor

Approx. Internal Area 105.11 Sq M / 1131 Sq Ft.

Not to scale. For identification only.

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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 virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

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

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