



**79/1 The Shore**  
Edinburgh, EH6 6RG

A

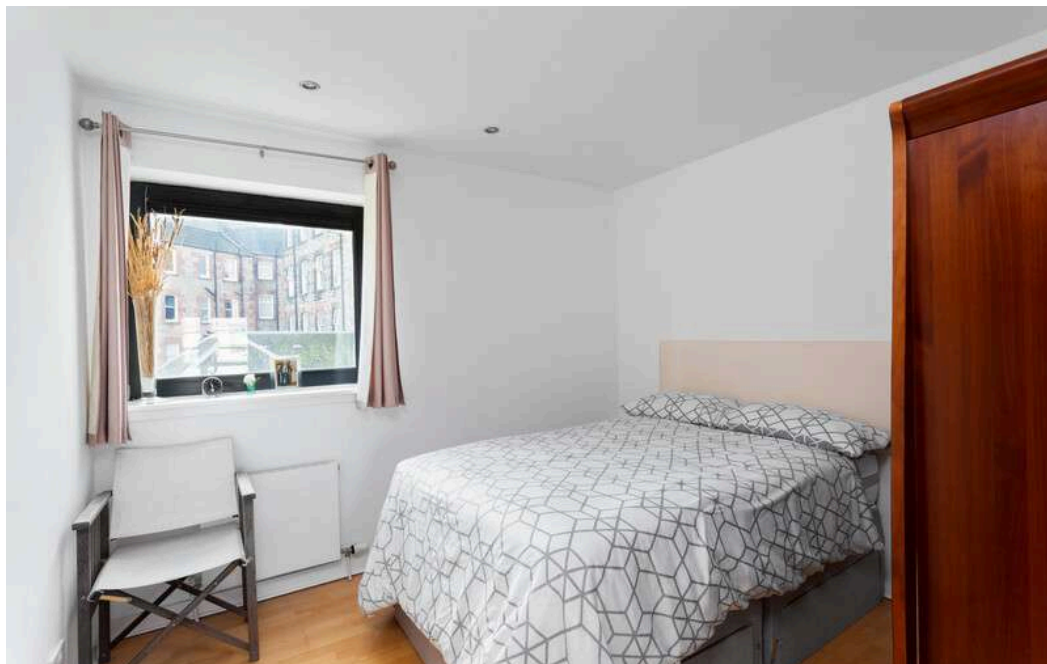
# "79/1 The Shore is a contemporary, spacious 2nd floor apartment"

- SECURE DOOR ENTRY
- STAIRWELL
- HALL
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENCE PARKING
- BIKE STORE





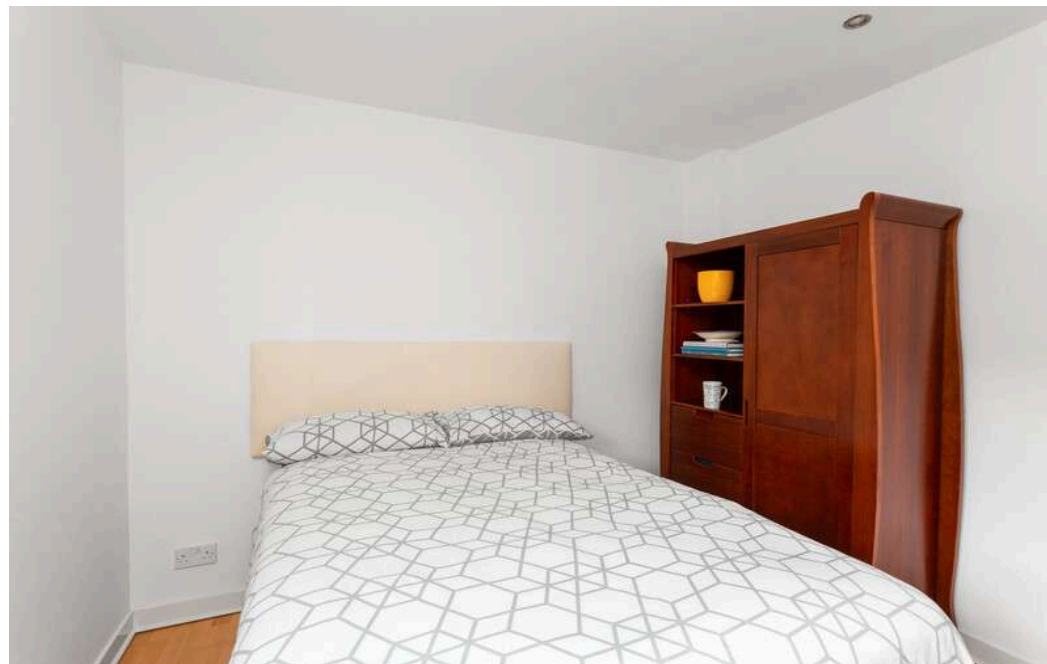




## LOCATION

Leith is the port of Edinburgh situated around 2 miles from Edinburgh city centre and is a vibrant and diverse place to live. It offers a wonderful array of restaurants, cafes and bars, many of which are to be found at the nearby cosmopolitan Shore. With its unique blend of old and new architecture, Leith has become a popular area with young professionals, yet it retains a distinctive character separate from the rest of the city. The city centre is a short distance away where there are fantastic amenities. Ocean terminal shopping centre, a large flagship development which houses over 70 national and boutique retailers, multi-screen cinema, restaurants and leisure facilities is also a few minutes' walk away, as is The Royal Yacht Britannia, one of the city's leading tourist attractions. Leisure activities can be found locally at Leith Victoria Leisure Centre and David Lloyd Fitness Club. The Water of Leith cycle path is close by linking to a network of routes throughout the city. Leith Links and Pilrig Park are nearby for a relaxing stroll. The area is well served with schooling for all ages. There are frequent bus services to the city centre. The A1 south and Edinburgh city bypass are easily reached by car, as is Edinburgh International Airport, making it ideal for commuting.

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

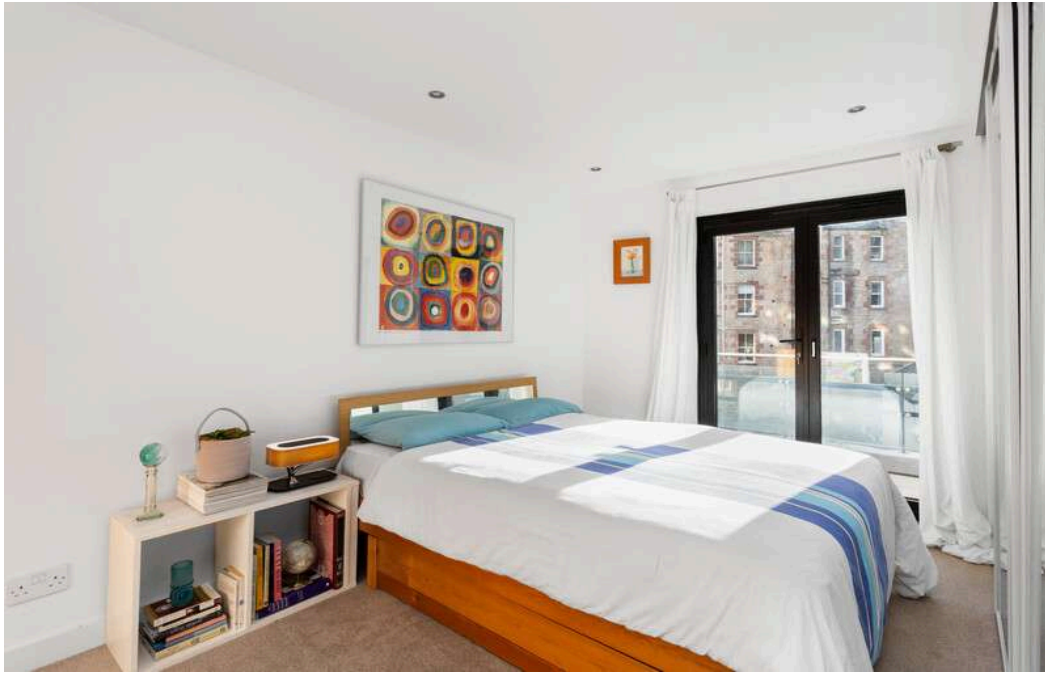


## DESCRIPTION

79/1 The Shore is a contemporary, spacious 2nd floor apartment forming part of a luxury, factored waterside development in the highly desirable Shore district of Edinburgh. Offering ample storage space throughout and with excellent local amenities including Ocean Terminal within close proximity, this stunning apartment will offer immense appeal to a variety of buyers. The property comprises: welcoming entrance hall with secure entry system; bright and spacious living/dining room, providing exceptional views over the water of Leith from an incredible box-bay window; fully equipped kitchen with ample floor and wall mounted storage cupboards; double bedroom 1 with en-suite shower room off and access on to a large private balcony which is ideal for relaxing and enjoying the best of the summer weather; second double bedroom and a family bathroom with shower over bath which completes the accommodation on offer. Further benefits include: double glazing; gas central heating; passenger lift service; a secure video entry system; secure bicycle store in the shared courtyard and private residents parking with allocated parking space.

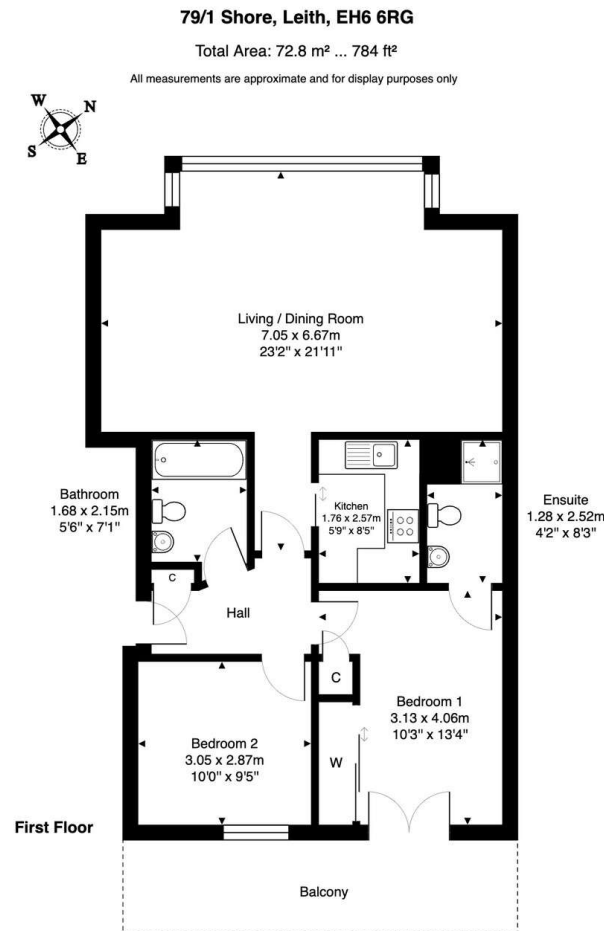
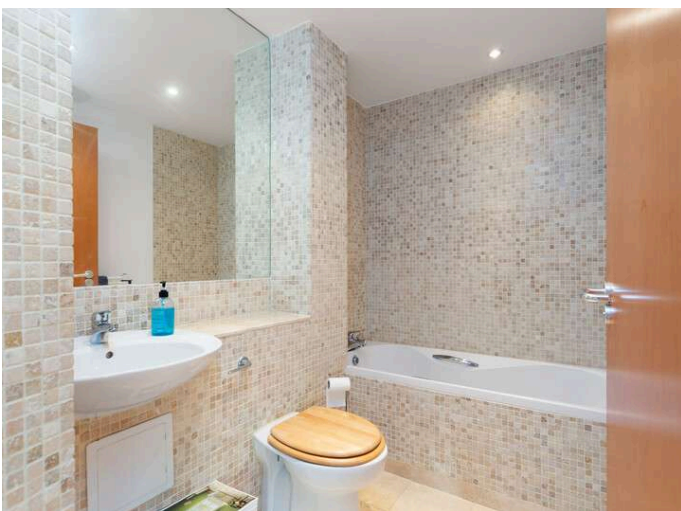
## EPC RATING

The energy efficiency rating for this property is band C





Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk



**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.  
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565