



Solicitors & Estate Agents











Offers Over

**£250,000**

## 2/5 Constitution Place

The Shore | Edinburgh | EH6 7DL

This beautifully presented and exceptionally spacious first floor flat forms part of an established modern development within the heart of the vibrant Shore district close to excellent amenities and transport links. The property and development have many wonderful features, such as concierge service, residents gym and the newly extended tram stop within walking distance.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift
-  Residents Parking
-  Communal Garden Terrace and Balcony
-  EPC Rating – B
-  Council Tax Band - E



## Description

In brief the accommodation comprises; inviting L shaped hallway benefitting from great storage provisions; generous reception room with access to a private west facing balcony and further under cover terrace, an ideal spot for outside entertaining; fitted kitchen offering a range of wall and base units, complimenting subway style tiling to the splash areas and contrasting dark worktops; principal bedroom with a modern décor, mirror fronted full height built in wardrobes and convenient en-suite shower room; secondary well proportioned double bedroom with a clean neutral décor and again, full height mirror fronted built in wardrobes; a crisp white three piece bathroom suite, vanity storage units, shower over the bath with glass screen and full tiling around the bath.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Communal Areas

As part of a modern development, residents can enjoy access to an on site gym with various exercise machines available. Furthermore residents have a concierge service in the development for assistance with daily needs. Well kept communal gardens finish the property off with pleasant outlooks.

Factor: James Gibb, provides ongoing upkeep and maintenance of communal areas, garden spaces , gym, concierge and common buildings insurance policy. This is approximately around £100 to £120 per calendar month.

## Viewing

Please contact Neilsons on 0131 625 2222.

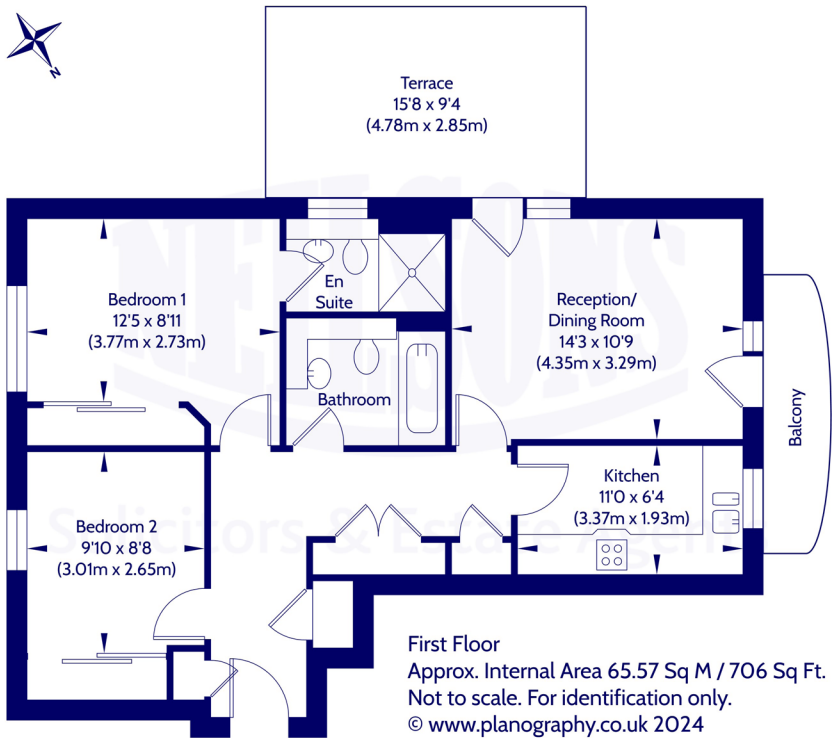




## Location

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.





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

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

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

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

