










Offers Over

**£180,000**

## 5/4 Dock Street

The Shore | Edinburgh | EH6 6HU

A bright first floor flat, quietly located in a small development in the fashionable Shore district of Leith providing beautifully presented accommodation in move-in condition with suntrap balcony, offering an ideal first-time buy.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Balcony
-  Lift
-  EPC Rating - C
-  Council Tax Band - D



## Description

Enjoying a superb location within an attractive modern development this stylish apartment is located on the first floor accessed via a secure and well-maintained stair with lift access. The front door opens to a hallway with useful built-in storage. The split plan accommodation of the reception room and kitchen offers ample space for living and dining furniture and the kitchen area is fitted with a good range of wall and base units with integrated oven, hob and cooker hood with the fridge freezer and washing machine also included in the sale. A suntrap balcony offers the ideal spot for relaxing or al-fresco dining during the warmer months and attractive built-in shelving and desk provides the ideal spot to work from home. The double bedroom has built-in wardrobes and a modern bathroom with white suite and over bath shower completes the accommodation. Benefits on offer include gas central heating and full double glazing.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. Some items of furniture are available to be included if desired.

## Gardens, Parking and Factor

In addition to the private balcony, the building has a central communal garden with covered bike storage. On street permit parking is available close by. The building and grounds are maintained by James Gibb Factors at a cost of approximately £100- £120 per calendar month, reviewed annually.

## Viewing

Please contact Neilsons on 0131 625 2222



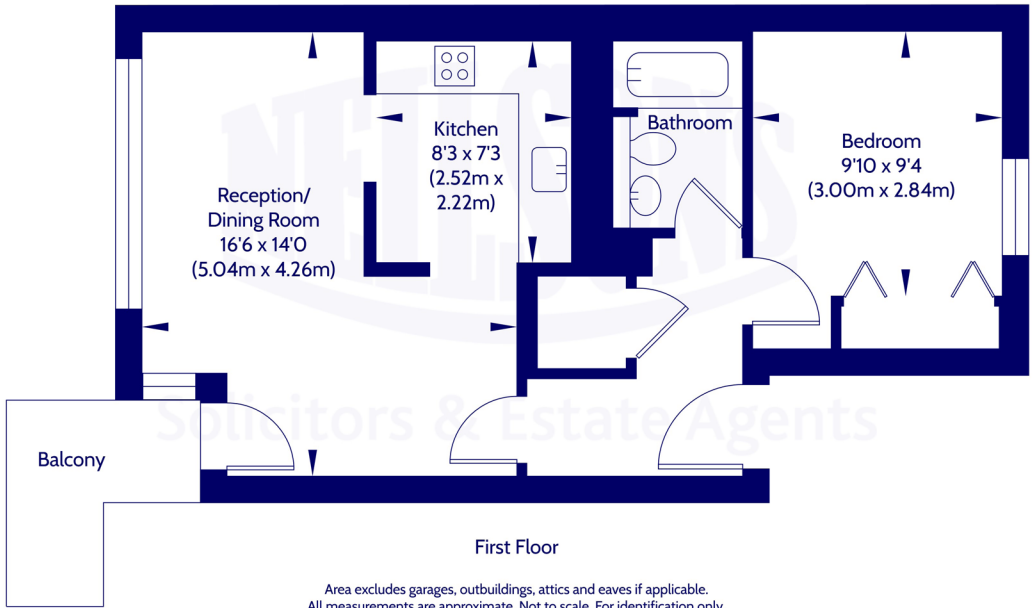


## Location

The cosmopolitan Shore district of Leith, to the north of Edinburgh City Centre was recently voted as one of the coolest places in the UK to live. This waterside area boasts a wealth of highly regarded cafes, bars and restaurants with convenient shops and services in easy walking distance of this property. Excellent public transport by bus or tram provides swift access to the city centre and surrounding areas and an abundance of recreational facilities are available in the area including the Victoria Swim Centre, a choice of Gyms and the Ocean Terminal complex with further shops, restaurants and a multi-screen cinema. The Water of Leith walkway and cycle route is close at hand and attractive parks and green spaces are also within easy reach.



Approx. Gross Internal Floor Area 43.4 Sq M / 467 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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.



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