



## 10/11 Tower Place

The Shore, Edinburgh, EH6 7BZ

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## Summary

*Forming part of an exclusive, contemporary development in The Shore, this three-bedroom, two-bathroom third-floor apartment is presented in a true move-in condition, with immaculate, modern interiors and neutral décor throughout. The apartment also boasts its own private, south-facing balcony with views over the Water of Leith. It is sure to appeal to a wealth of buyers, with outstanding amenities on the doorstep and within easy reach, and the heart of the capital just over two miles away.*

*Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.*

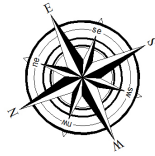
## Features

- Sought-after modern development in The Shore
- Overlooking the Water of Leith
- Immaculate, contemporary interiors
- Secure video entrance and lift service
- Hall with built-in storage
- Wonderfully bright and spacious living room with south-facing balcony overlooking the Water of Leith
- Well-appointed dining kitchen
- Principal bedroom with en-suite shower room
- Two further double bedrooms
- Family bathroom with shower-over-bath
- Landscaped shared garden grounds
- Secure garage parking with CCTV
- Gas central heating and double glazing
- EPC Rating - C



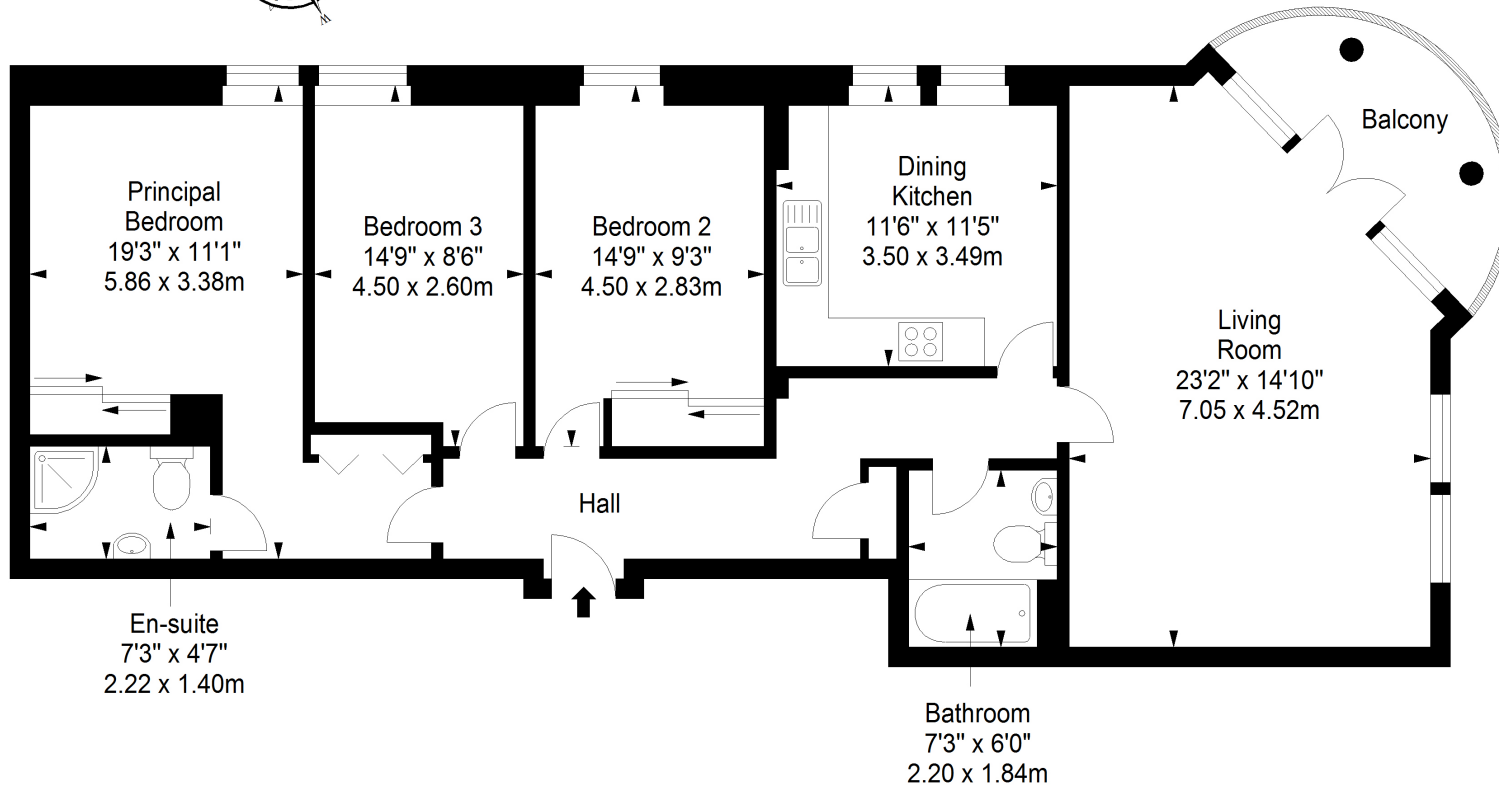


# Floorplan



## Third Floor

Approx. 106.3 sq. metres (1144.2 sq. feet)



Total area: approx. 106.3 sq. metres (1144.2 sq. feet)

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.

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