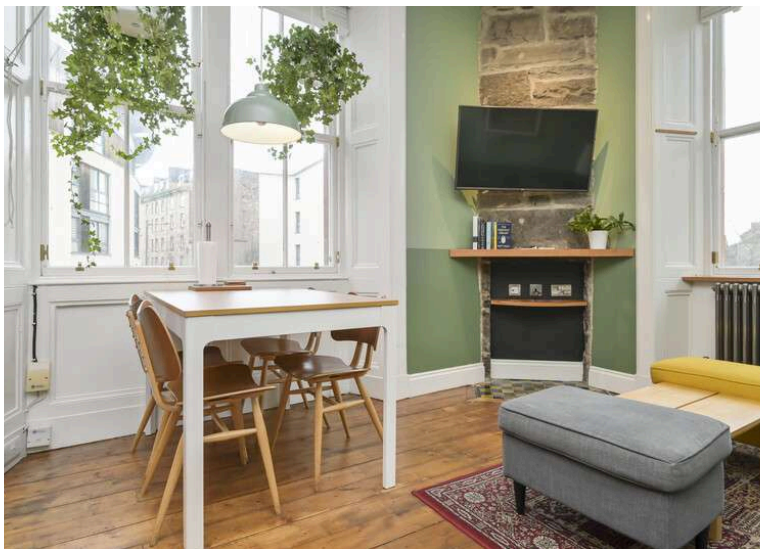




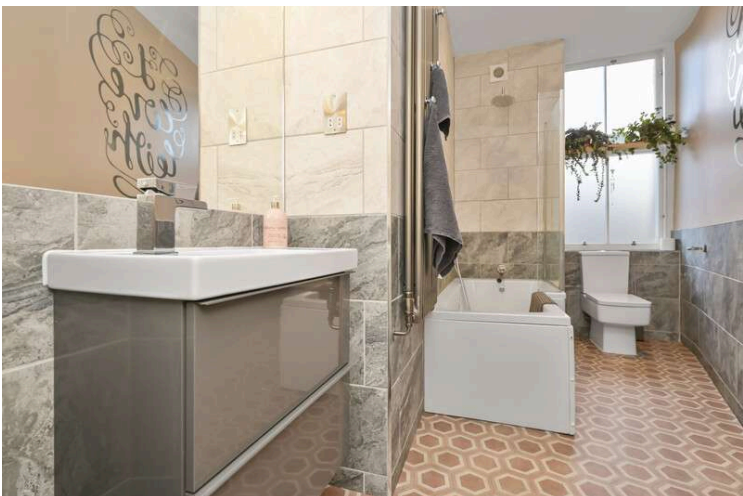
17/1 Quayside Street, Edinburgh, EH6 6EJ

www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to bring to market this highly desirable two-bedroom, first floor apartment forming part of a traditional building situated in the much sought-after Leith district of Edinburgh, and within easy reach of The Shore

- Highly desirable location.
- First floor, two-bedroom apartment.
- Open plan lounge, kitchen and diner.
- Immaculately presented.
- Sash and case windows.
- Gas central heating.
- Close to The Shore.
- Excellent transport link.
- Early viewing recommended.



Location

The property is located in the vibrant and cosmopolitan Shore area of Leith. Popular bars, restaurants, cafes and shops of The Shore are just a short walk away and the more extensive shops, eateries and entertainments of Ocean Terminal are also within easy reach. There are pleasant walks to be found along the riverside, and traffic free commutes into the city via the North Edinburgh cycle network.

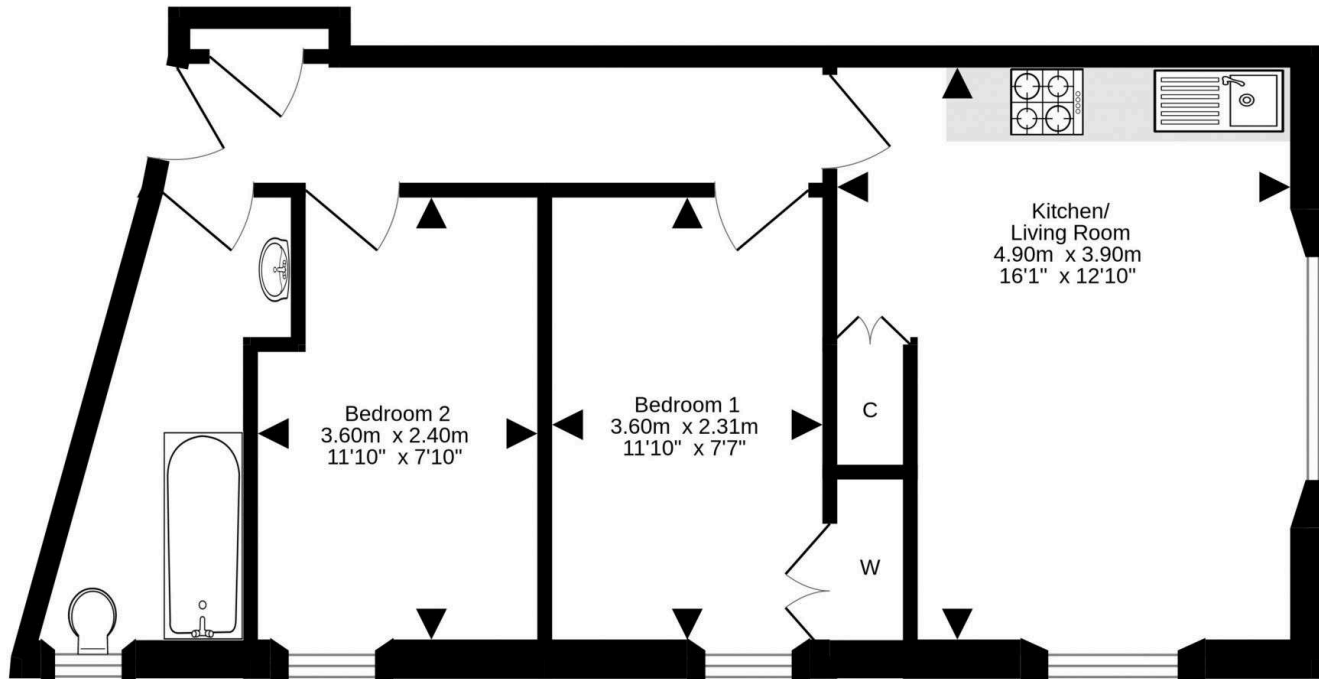
Price & Viewing

For price and viewing information or further details on this property please contact agent on 07884 247419.

EPC Band - C

Extras

Oven, hob, extractor fan, fridge, washing machine. Furniture can be negotiated.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

