










Offers Over

**£280,000**

## 1/12 Tower Wynd

The Shore | Edinburgh | EH6 7BA

Well proportioned, third floor flat in a modern, established development at The Shore. with resident and visitor permit parking (not allocated) and secure bike store. The property is ideally suited to professionals with space on offer to work from home if required. Being based in the cosmopolitan Shore district a fantastic range of amenities are on hand.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

Offering a spacious and flexible accommodation the property internally briefly comprises; welcoming L shaped hallway with great storage provisions; spacious reception room opening up to a private west facing balcony and wall mounted electric fire; fitted dining kitchen with a range of fitted wall and base units, dark worktop, striking tiling to splash areas and in built appliances; principal double bedroom featuring luxury touches such as an en-suite shower room and walk in wardrobe; secondary well proportioned double featuring built in storage; third bedroom, again featuring built in storage, would make an ideal child's room or home office setting; finally the bathroom with a white three piece suite, shower over the bath and vanity storage.



## Extras

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

## Gardens & Parking

Externally the property has well maintained landscaped grounds and benefits from private residents parking.

A lift is available in the block for ease for all residents.

The development is factored by Trinity Factors and a payment of approx. £150 per month is payable and covers gardening, stair cleaning and lighting, lift maintenance and buildings insurance.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

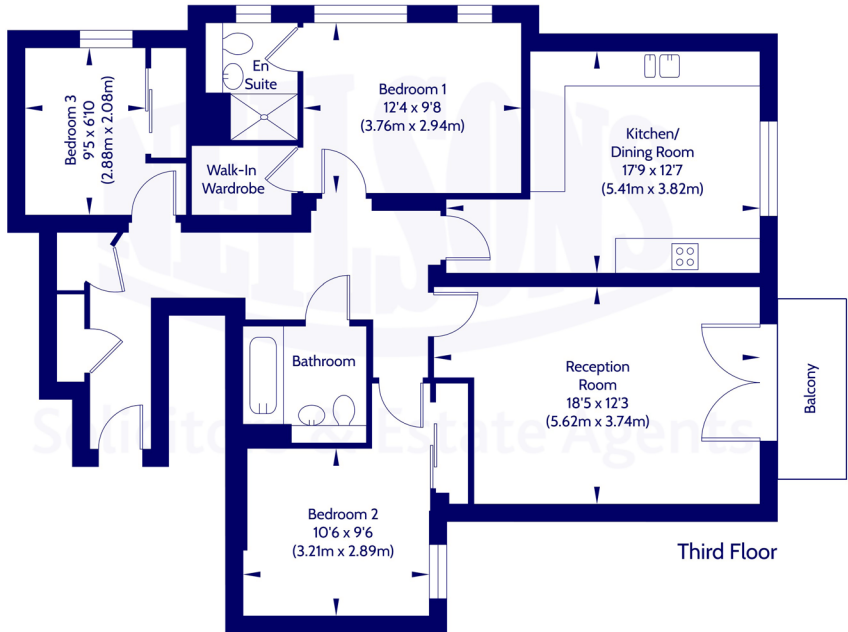
The property is located in the cosmopolitan Shore area of Leith which offers a superb array of bars and restaurants as well as the Ocean Terminal Shopping Centre which houses a multi-screen cinema and a large Pure Gym. Many of the Capital's renowned restaurants, bars, art galleries and attractions are 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.



Approx. Internal Area 97.13 Sq M / 1045 Sq Ft.

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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