



16/13 Chapel Lane  
The Shore, Edinburgh, EH6 6SG



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# 16/13

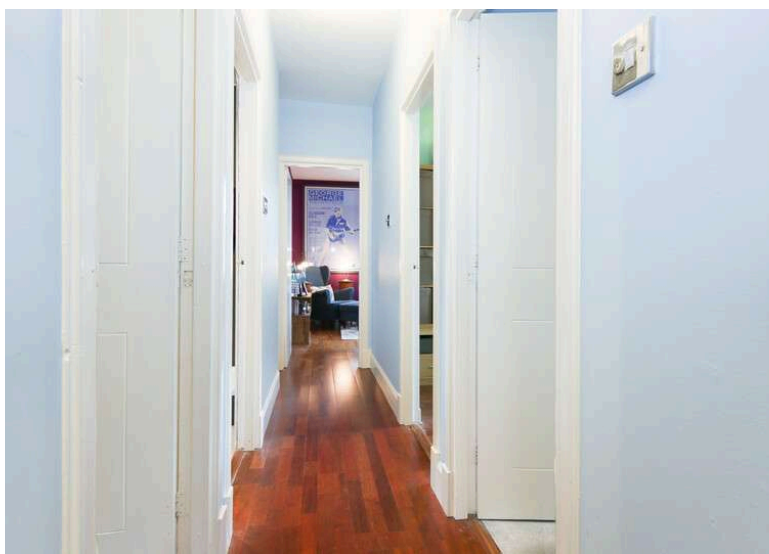
## Chapel Lane

This two bedroom second floor flat forms part of a handsome warehouse conversion situated on a quiet street in the heart of the fashionable Shore district.

- 1850s warehouse converted to stylish homes
- Well-kept communal stair w/secure entry phone and lift
- Welcoming reception hall
- Dual aspect lounge
- Modern kitchen w/appliances
- Two double bedrooms (one w/built-in wardrobes)
- Three-piece bathroom
- Electric heating
- Residents permit parking

Home Report: £225,000

EPC Rating: D

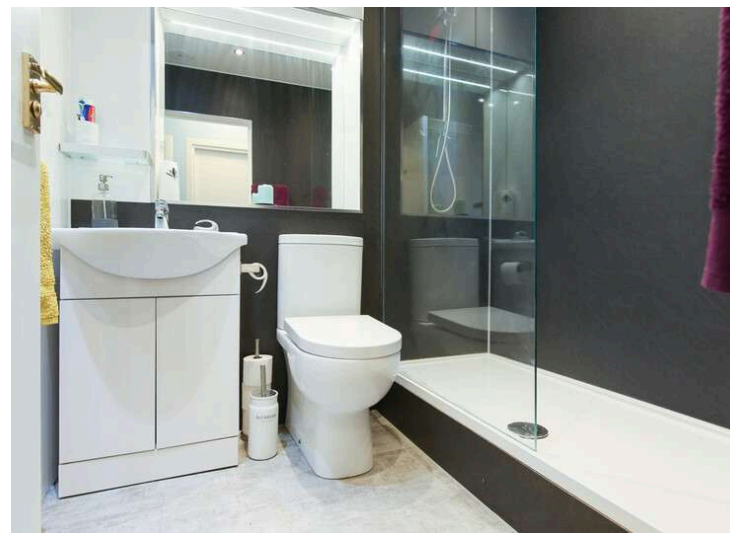
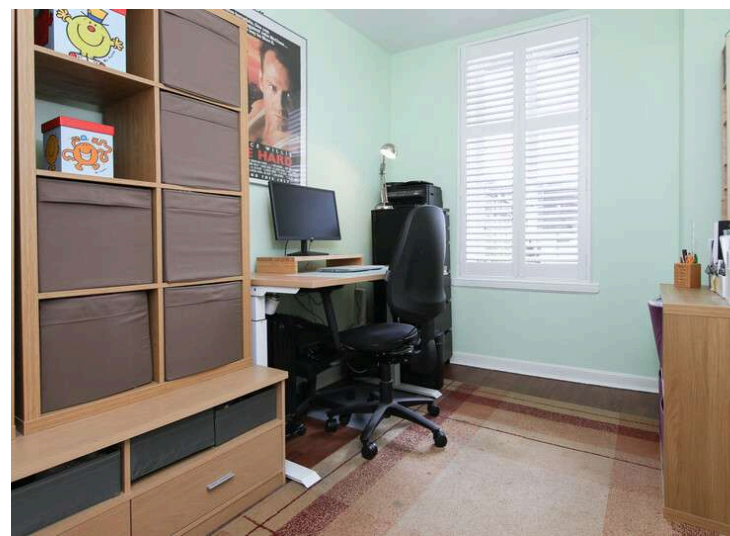
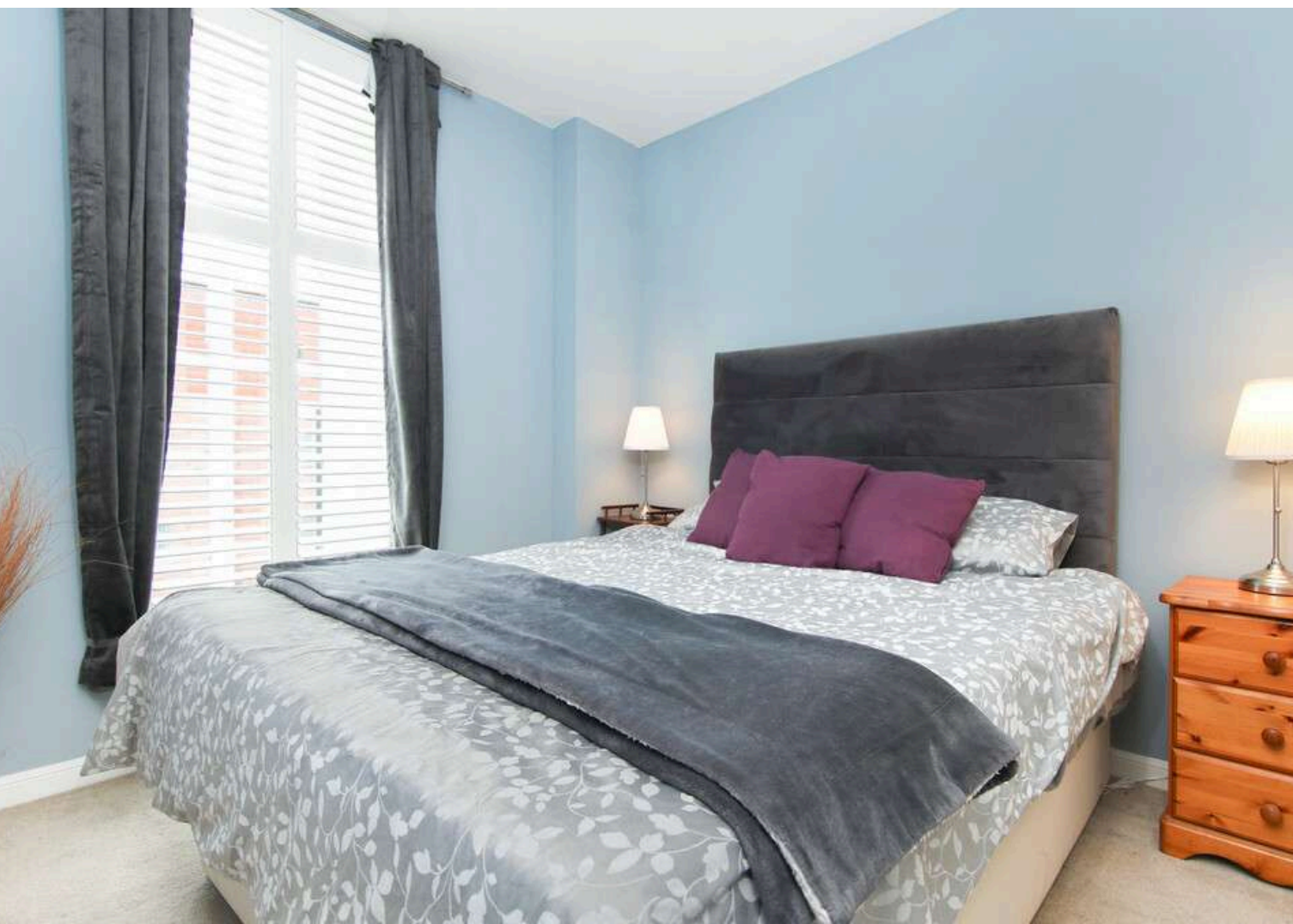




16/13 Chapel Lane has been lovingly maintained and upgraded to a high standard throughout. The flat offers a ready-to-move-into proposition for the new owner and will likely appeal to professionals and first time buyers, and indeed investors.

Reached on the second floor via stairs or lift access, the front door opens into a welcoming hallway leading to the accommodation which comprises a bright dual aspect lounge, well-appointed modern kitchen with appliances, two double bedrooms (one with built-in storage), and a stylish shower room with a walk-in shower. The flat further benefits from electric heating and residents' permit parking.

Extras: To include all fitted flooring and fitted carpets; light fixtures; shutters; oven; hob; extractor hood; fridge; freezer; dishwasher; washing machine; and bluetooth speakers in the bathroom in the sale. The television in the bedroom may also be available.



Approximately two miles north of Edinburgh city centre, the Shore was once a thriving port at the heart of the capital's maritime industry. The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital. The Shore is renowned for its buzzing arts and social scene, with galleries and boutiques, trendy bars and award-winning eateries. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce. The Shore is served by an excellent range of local services and amenities, particularly at the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities. The property enjoys fantastic public transport links including easy access to the tramline and bus services running day and night to the city centre. It also provides swift and easy to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.



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