



RALPH SAYER
SOLICITORS & ESTATE AGENTS

44/4 Maritime Street
Edinburgh, EH6 6SA

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Forming part of a traditional warehouse conversion, we are delighted to market this rarely available second floor apartment which benefits from a quiet courtyard setting within an enviable position in The Shore area, only a short stroll from the Water of Leith and from the new tram stop on the adjacent Constitution Street. Surrounded by contemporary bars and restaurants, there is abundance of boutique shops and services which means it's one of the most fashionable areas of the City.

Offering generously proportioned living space combined with high ceilings and tall windows which ensures a great feeling of light and space, the property for sale provides a blank canvas for turning into a fabulous contemporary flat with some personal styling and minor cosmetic improvements.

Property Summary

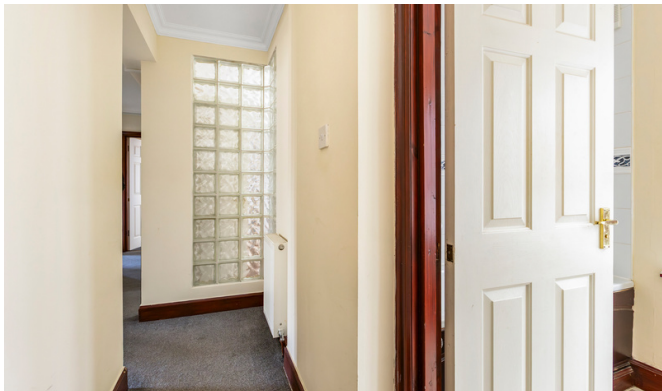
- Hallway with storage
- Spacious living room
- Breakfasting kitchen
- Two comfortable double bedrooms with fitted wardrobes
- Generous bathroom with shower-over-bath
- Gas central heating & double glazing
- Secure entry system
- Residents parking
- EPC Rating - C | Council Tax Band - D







Two bedroom
apartment set in
the vibrant &
desirable
'Shore' district





Externally, there is residents parking area

Extras: Window blinds or similar fixtures, oven, hob, cooker hood, washing machine, dishwasher and fridge/freezer are included. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the services or appliances.

Let us help you find your next
dream property!



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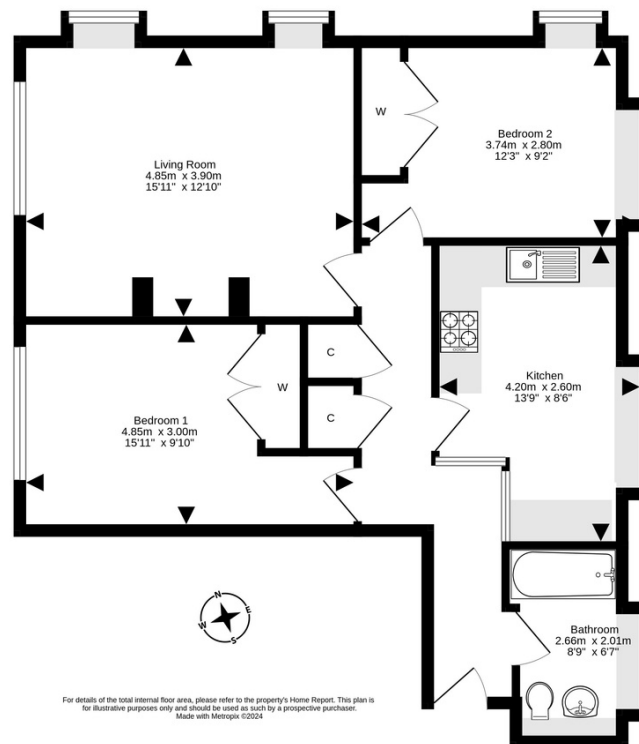
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location

Maritime Street is situated in the vibrant Shore area of Leith, in the historic port of Leith. A wealth of bars, cafes and Michelin starred restaurants, line the Water of Leith. Nearby is the Ocean Terminal Shopping Centre, offering high street shopping and includes a Pure Gym, Vue Cinema and moored alongside is the famous Royal Yaght Britannia and the head quarters of the Scottish Office. The wide open park of Leith Links, is nearby and a great social hub with local football clubs, children's playground, tennis courts and bowling greens. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness centre. The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. An excellent number of regular bus routes, service the area, including the No.22 route to the west and the Gyle Business Park and the No.35, passes by the Scottish Parliament at Holyrood and west to Heriot Watt university.