











Offers Over  
**£265,000**

## 199/19 Lindsay Road

The Shore | Edinburgh | EH6 6ND

This impressive, well presented fourth floor apartment forms part of the desirable modern Britannia Quay development, with allocated parking space within the secure underground car park. Forming part of the cosmopolitan Shore district of the city with excellent amenities, transport links and many of the Capital's renowned restaurants and attractions literally on your doorstep.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift/Stair Access
-  Secure Underground Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - E



## Description

Offered to the market in true move-in condition, this apartment shall undoubtedly appeal to the professional seeking a high standard of living in an excellent location and merits internal viewing to be fully appreciated. The stylish accommodation comprises; secure entry system, lift and stair access, welcoming entrance hallway with storage and utility cupboard, light-filled reception/dining room with access to balcony, open plan contemporary fitted kitchen with integrated appliances, generous principal bedroom with built-in wardrobes and en-suite bathroom, good sized second bedroom with built-in wardrobes, and an additional shower room. Further benefits include gas central heating & double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen and the washing machine.

## Gardens & Parking

There are landscaped communal grounds located to the rear of the building with seating areas, bin store on site and an allocated parking space within the secure underground car park which also contains secure bicycle storage.

## Factor

Hacking & Paterson factor the development to which a monthly fee of approx. £120 is payable for the upkeep of the communal areas and includes block buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

The property is located in the cosmopolitan Shore area which offers a superb array of bars and world class restaurants as well as the Ocean Terminal shopping centre which houses a number of high street stores, a multi-screen cinema and a large Pure Gym. There are excellent public transport links to the City Centre and surrounding areas as well as direct links to Edinburgh Airport. Many of the Capital's renowned restaurants, bars, cafes, art galleries and attractions are close at hand. There are also a fantastic range of leisure opportunities in the surrounding area including the marvelous Water of Leith Walkway, Leith Links, Victoria Park, Holyrood Park, Arthur's Seat and Craiginny Golf Course.





Approx. Gross Internal Floor Area 71.1 Sq M / 765 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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