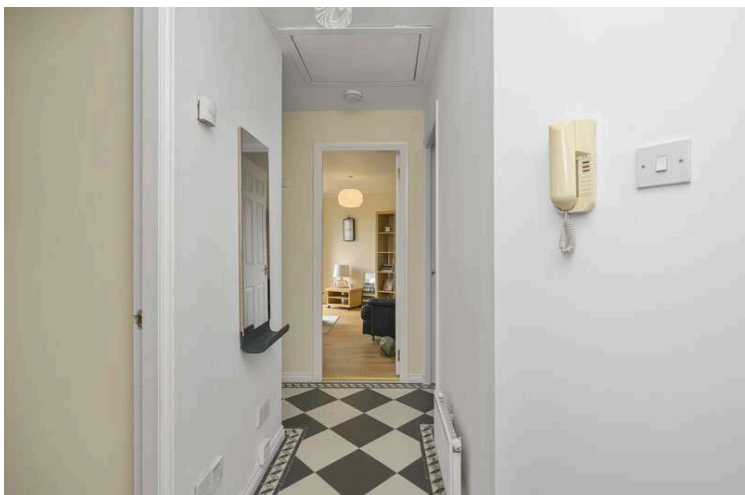






Welcome to Rennie's Isle, this charming two bedroom top floor apartment offers bright and spacious accommodation conveniently located in the heart of the highly sought-after Shore area of Edinburgh, close to an abundance of local amenities, shops, bars and restaurants along with swift transport links to the City Centre and beyond. The property forms part of a factored block with a secure entry system, set within landscaped gardens, the apartment further benefits from an allocated parking space with ample residents parking. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Welcoming reception hallway, hatch to attic storage.
- Living/dining room, French doors access the balcony, boasting lovely views of the Shore.
- Breakfasting kitchen equipped with a range of wall and base units along with integrated appliances with free standing white goods included.
- Double bedroom with built in wardrobes, door accesses the balcony, lovely views over the Shore.
- Double bedroom with built in wardrobes.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Allocated parking space.
- Factored by Trinity.



Location

Approximately two miles north of Edinburgh city centre, this vibrant suburb was once a thriving port at the heart of the capital's maritime industry. Like much of Edinburgh's northern seaboard, The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital, recently voted as one of the best places to live by The Times in 2019. The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award winning eateries, including no fewer than three Michelin-starred restaurants. The Shore is served by an excellent range of local services and amenities, particularly in the bustling shopping area around the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities including a variety of high-street stores, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Shore is within the catchment area for well-regarded primary and secondary schools and enjoys fantastic public transport links into the city centre, including a nearby tramline to the airport. It also provides swift and easy access to Edinburgh City Bypass.

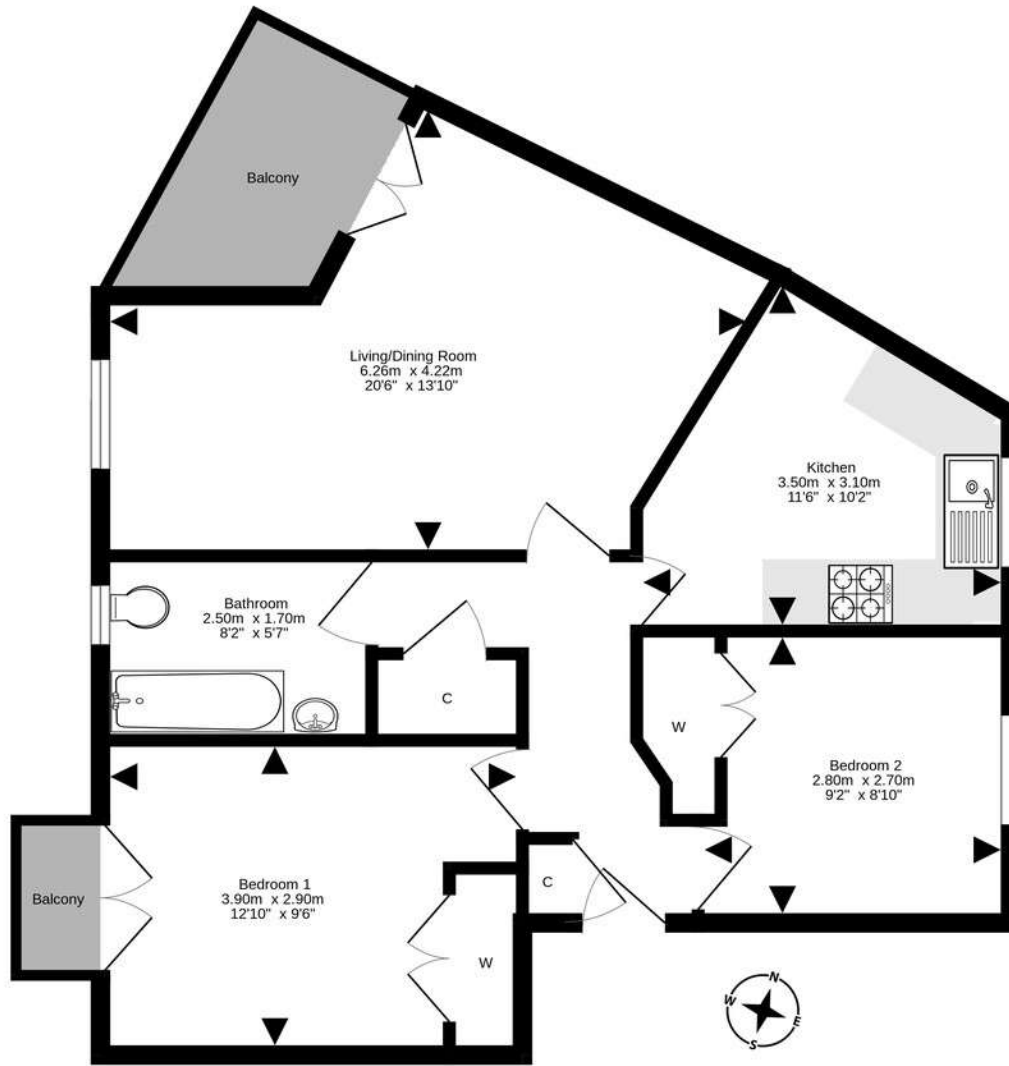
Extras

Included in the sale are the integrated kitchen appliances and white goods, fixtures & fittings and all floor and window coverings.

Price & Viewing

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

FRS B & C



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.

