





Enjoying a quiet quayside position, this attractive mid-terraced townhouse offers three storeys of tastefully presented interiors, accompanied externally by private parking a low-maintenance rear garden, and a large south-facing balcony. Secure code access is also provided to raised shared gardens. The contemporary family home features four versatile bedrooms, multiple washrooms, a spacious living room, and a south-facing dining kitchen, fully integrated with balcony access. Within minutes' walk of the property is an outstanding selection of shops, bars, eateries, and, for swift commuting across the city, the tramline to the airport.

Extras: All fitted floor and window coverings and light fittings are included.



## FEATURES

- Desirable waterside setting
- Three-storeys of stylish interiors
- Modern mid-terraced townhouse
- Spacious living room with French windows
- Integrated kitchen with south-facing dining area and balcony access
- Four bright double bedrooms (option for a study)
- Principal en-suite bathroom with shower-over-bath
- Two shower rooms (one en-suite)
- Large south-facing balcony
- Floored attic with light and Ramsay ladder access
- Easy-to-maintain enclosed rear garden and code access to shared gardens
- Private driveway with carport and store and electric car charger
- Gas central heating, solar panels, and double-glazing







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EPC RATING:



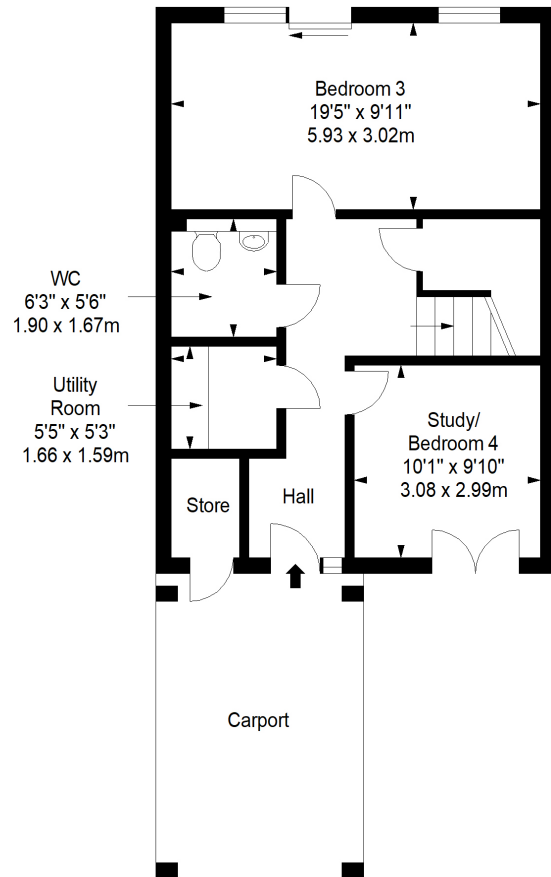
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

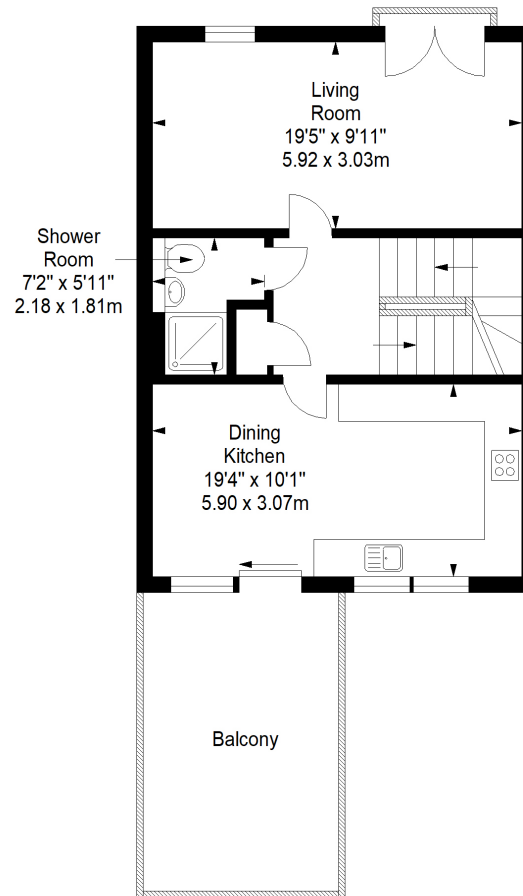
### Ground Floor

Approx. 51.2 sq. metres (551.1 sq. feet)



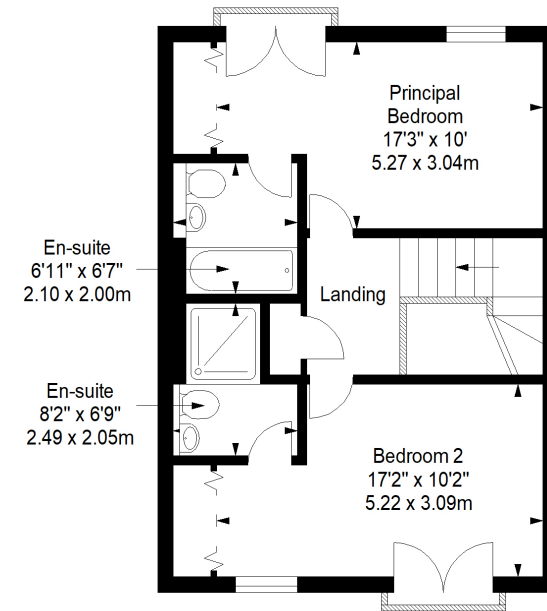
### First Floor

Approx. 51.2 sq. metres (551.1 sq. feet)



### Second Floor

Approx. 51.2 sq. metres (551.1 sq. feet)



Total area: approx. 153.6 sq. metres (1653.3 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

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0131 516 5366



## GLASGOW

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0141 530 2021



## EAST LOTHIAN

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EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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