



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**33/37 WATER STREET**

The Shore, Edinburgh, EH6 6SZ



This exceptional two-bedroom fourth-floor apartment offers high-end contemporary interiors, whilst being part of a luxurious conversion of a late-Victorian B-listed whisky warehouse. It boasts a blank canvas throughout, as well as sociable open-plan living, two washrooms, and secure residents' parking. Set within the Leith conservation area, it has a highly sought-after location in Edinburgh's prestigious Shore district too. The property is close to the continental-style waterfront, in easy reach of award-winning restaurants, trendy bars and cafes. Bus links and a nearby tramline also provide swift connections to the city centre and airport. A secure telephone-entry system provides access into the historic building, where a well-maintained communal foyer offers secure post boxes and a warm welcome. Conveniently, the fourth-floor apartment is reached via a lift service or a flight of stairs, its front door opening into a hall that immediately sets high standards. It also offers a cloak cupboard before flowing through to the open-plan kitchen, living and dining room.



## FEATURES

- An exceptional fourth-floor apartment
- Conversion of a B-listed whisky warehouse
- Highly sought-after location in The Shore
- High-end contemporary interiors with neutral décor
- Secure telephone-entry system
- Communal entrance foyer and lift to all floors
- Welcoming hall with a cloak cupboard
- Open-plan kitchen/living/dining room
- Premium breakfasting kitchen with granite worktops
- Private balcony that is sheltered
- Two double bedrooms with built-in wardrobes
- Contemporary en-suite shower room
- Quality family bathroom with over-bath shower
- A charming communal garden
- Secure allocated residents' parking





This inspiring reception space continues the hall's neutral décor and rich wood-textured floor – a beautiful aesthetic, heightened by the expansive floorplan and light-filled ambience. There is ample room to create set areas for relaxing and dining, and the space also extends out to a private balcony, which is sheltered for year-round use. Meanwhile, the kitchen area is well zoned, incorporating white cabinets and luxurious granite worksurfaces. It complements the room and provides generous storage and workspace. In addition, there is a four-person breakfast bar, undercabinet mood lighting, and seamlessly integrated appliances. Two large double bedrooms are to the southeast-facing rear. Both rooms can accommodate a wonderful choice of bedside furnishings and both benefit from built-in wardrobes as well. They continue the neutral décor, adding soft carpeting for underfoot comfort. The principal bedroom further boasts a Juliet balcony and a contemporary en-suite shower room. Of an equally high quality, the three-piece family bathroom is complete with fitted shelving, a downlit mirror, and an over-bath shower. In addition, the property benefits from an app-controlled Sonos stereo system with speakers incorporated into the ceilings.

Extras: three stereo amplifiers and integrated appliances (oven, gas hob, extractor hood, fridge/freezer, dishwasher, and washing machine) are included. Please note, no warranties or guarantees shall be provided in relation to the appliances, as these items are left in a sold as seen condition.

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## THE SHORE

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, voted as one of the best places to live by The Times in 2019. Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city. 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. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food. 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.

EPC RATING:

B

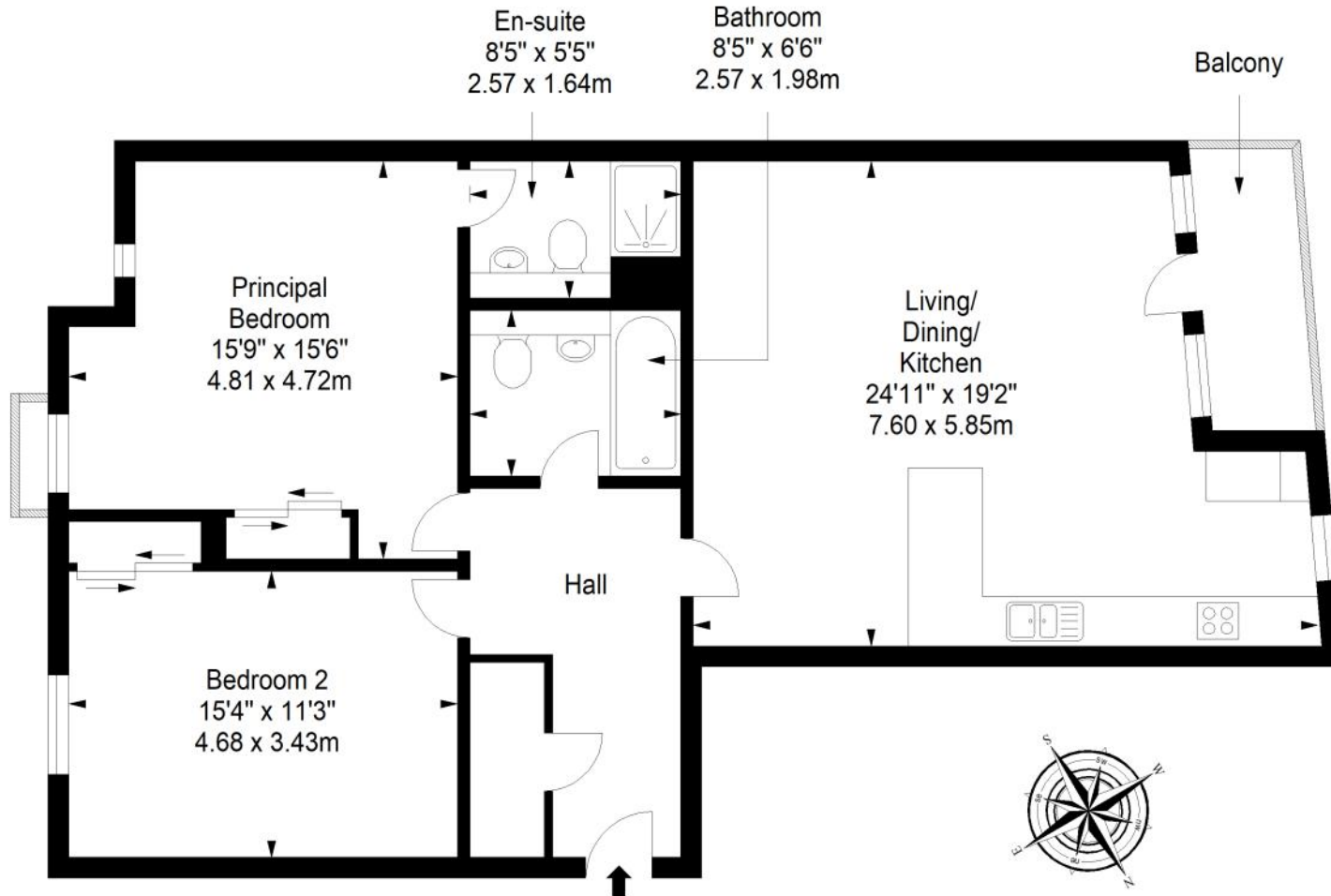
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

### Fourth Floor

Approx. 100.0 sq. metres (1076.4 sq. feet)



Total area: approx. 100.0 sq. metres (1076.4 sq. feet)



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## BORDERS

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