



21/13 CONSTITUTION PLACE

The Shore, Edinburgh, EH6 7DJ



1

Public Room



2

Bedrooms



2

Bathroom



21/13 CONSTITUTION PLACE

Welcome to a beautiful fourth-floor apartment which forms part of a contemporary development, set in the highly fashionable Shore area beside the port of Leith. With award-winning restaurants, regular bus links, and a wide array of amenities just a stroll away, it has a much sought-after location that will be hugely popular with professionals, couples, and young families alike. It also has easy access to a tramline to the city centre and airport - perfect for commuters. The property itself offers sociable open-plan living, two double bedrooms, a private balcony, and two washrooms. It has attractive interior design throughout and excellent storage too.









B

EPC
RATING

E

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A modern fourth-floor apartment in The Shore
- Part of a highly sought-after development
- Neutral interiors finished to high standards
- Secure entry system and a lift service
- Inviting entrance hall with two built-in cupboards
- Spacious open-plan lounge/diner/kitchen area
- Galley-style kitchen with modern units & worktops
- Large principal suite with built-in mirrored wardrobe
- Second double bedroom opening to private balcony
- Quality en-suite shower room with a three-piece suite
- Modern family bathroom with a three-piece suite
- Communal garden grounds that are well maintained
- Residents' permit parking
- Gas central heating and double-glazed windows





Extras: All fitted floor and window coverings, as well as an integrated oven and electric hob, will be included in the sale. Other freestanding appliances may be included by separate negotiation. Please note that no warranties or guarantees shall be provided in relation to any of the appliances included in the price, as these items are to be left in a sold-as-seen condition.

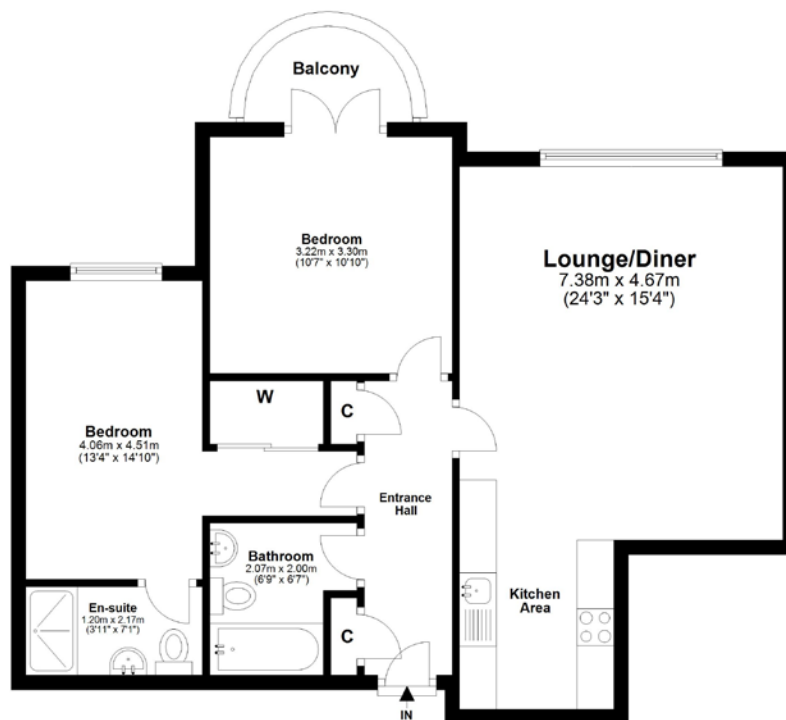
Factoring information: there is a factoring arrangement in place with James Gibb Residential Factors. The annual charge is around £2000 and this includes the maintenance and upkeep of communal areas and block buildings insurance.



THE SHORE, LEITH

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. 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. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

Fourth Floor



Total area: approx. 65.5 sq. metres (704.6 sq. feet)

@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.