



Spacious two-bedroom modern apartment ideally located close to The Shore and has immediate access to the new tramline



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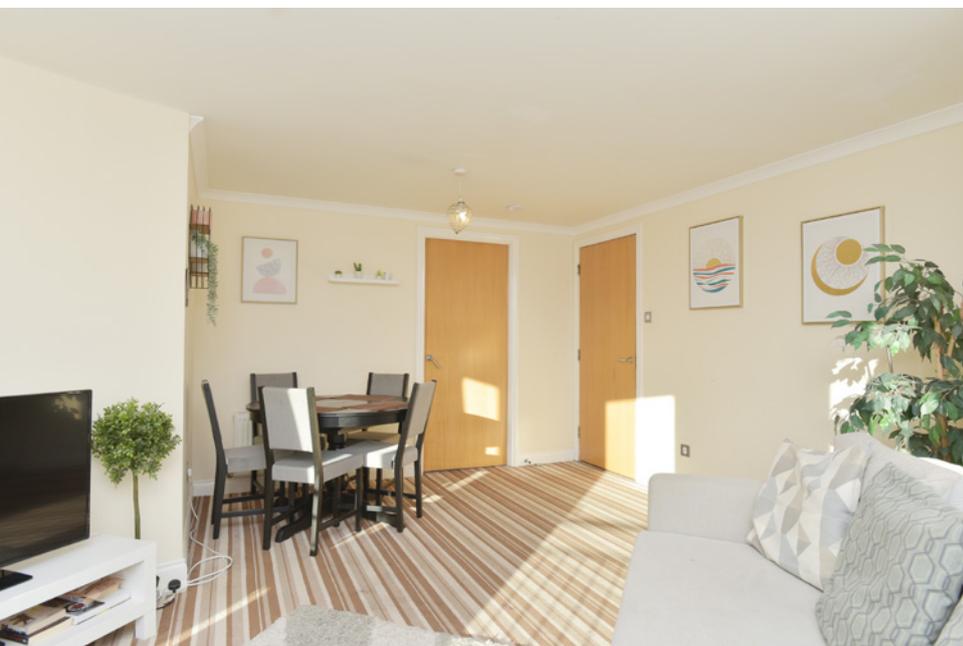


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McEwan Fraser is delighted to present this spacious two-bedroom modern apartment to the market. The property is ideally located close to The Shore and has immediate access to the new tramline giving easy access to the city centre and Edinburgh airport. The property is neutrally decorated, and a great opportunity for first-time buyers.

THE LIVING ROOM



Internal accommodation is focused on a spacious living room which is naturally bright, due to multiple windows and has ample space for a variety of different furniture arrangements. A new owner will have plenty of flexibility to create their ideal entertaining space. The living room gives access to a contemporary kitchen which is fully fitted and enjoys ample cupboard space and white goods.

THE KITCHEN





There are two well-proportioned double bedrooms which both have integrated wardrobes and plenty of space for additional bedroom furniture. Bedroom one also benefits from a partially tiled en-suite shower room. The accommodation is completed by the master bathroom and the central hallway with integrated storage.

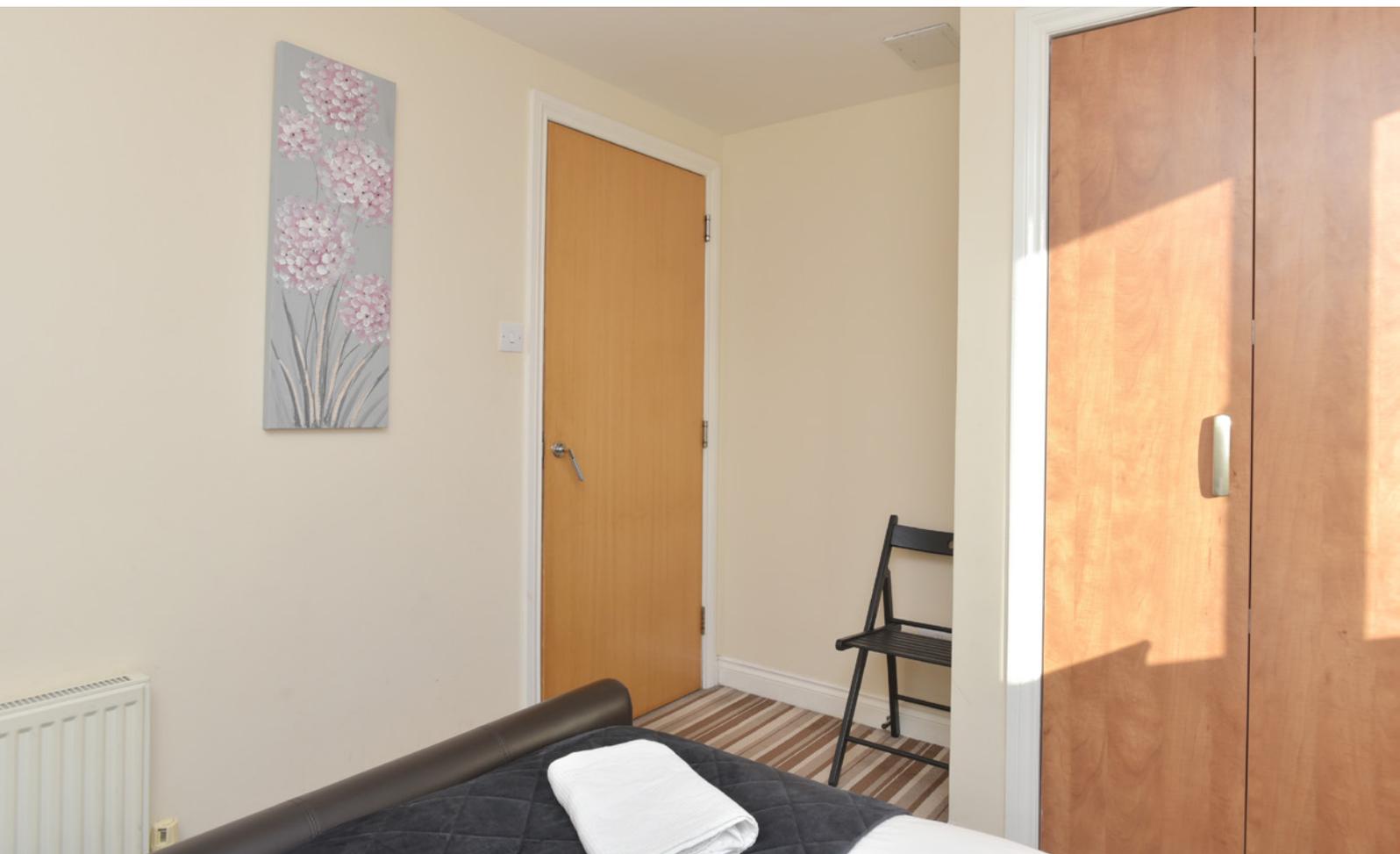
THE BATHROOM



BEDROOM 1



BEDROOM 2



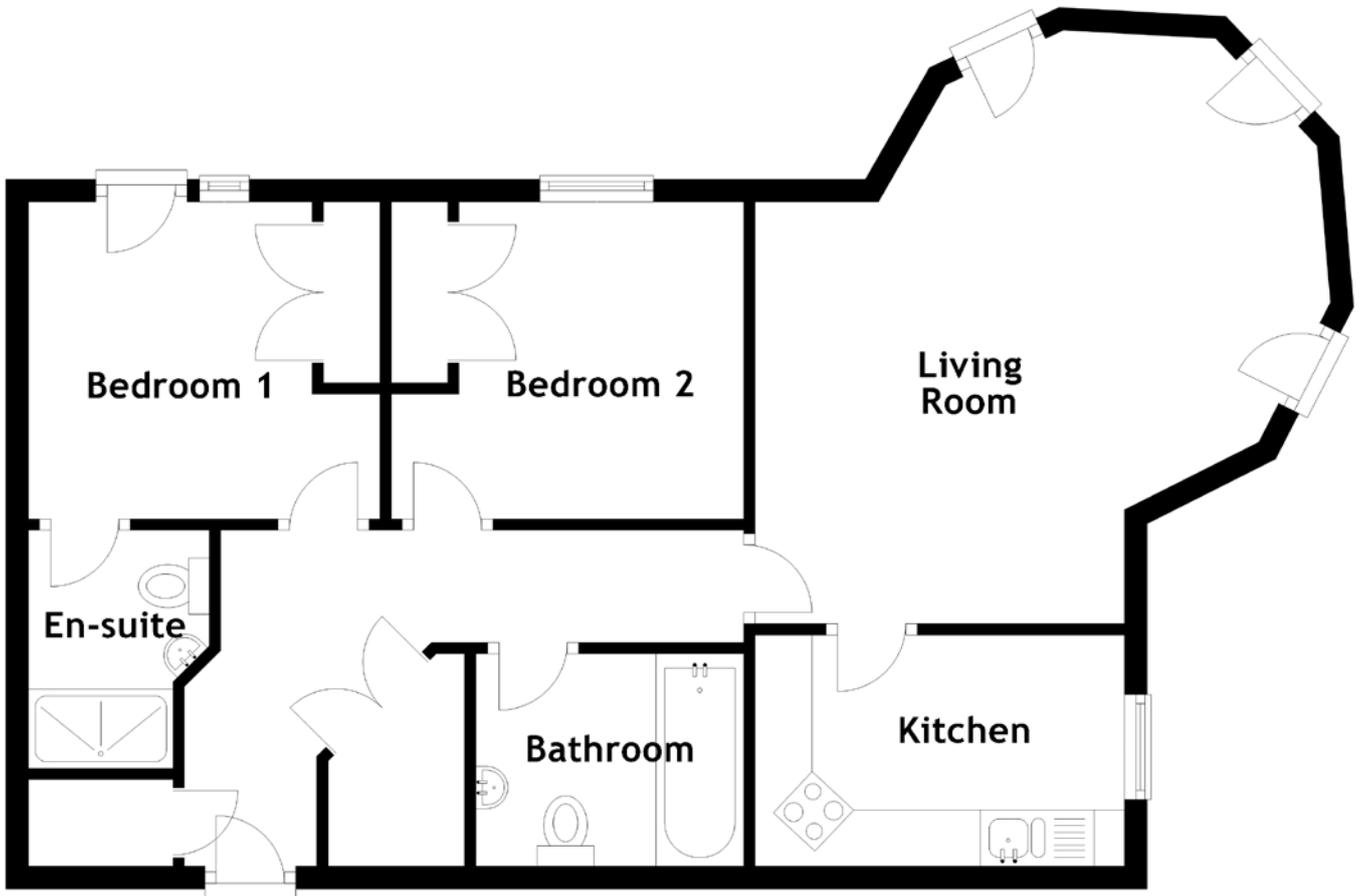
For extra warmth and comfort, the property boasts gas central heating and double glazing.

As an owner, you will have access to a well-equipped on-site gym, as well as private resident's parking which is permitted and monitored by the full-time on-site concierge.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

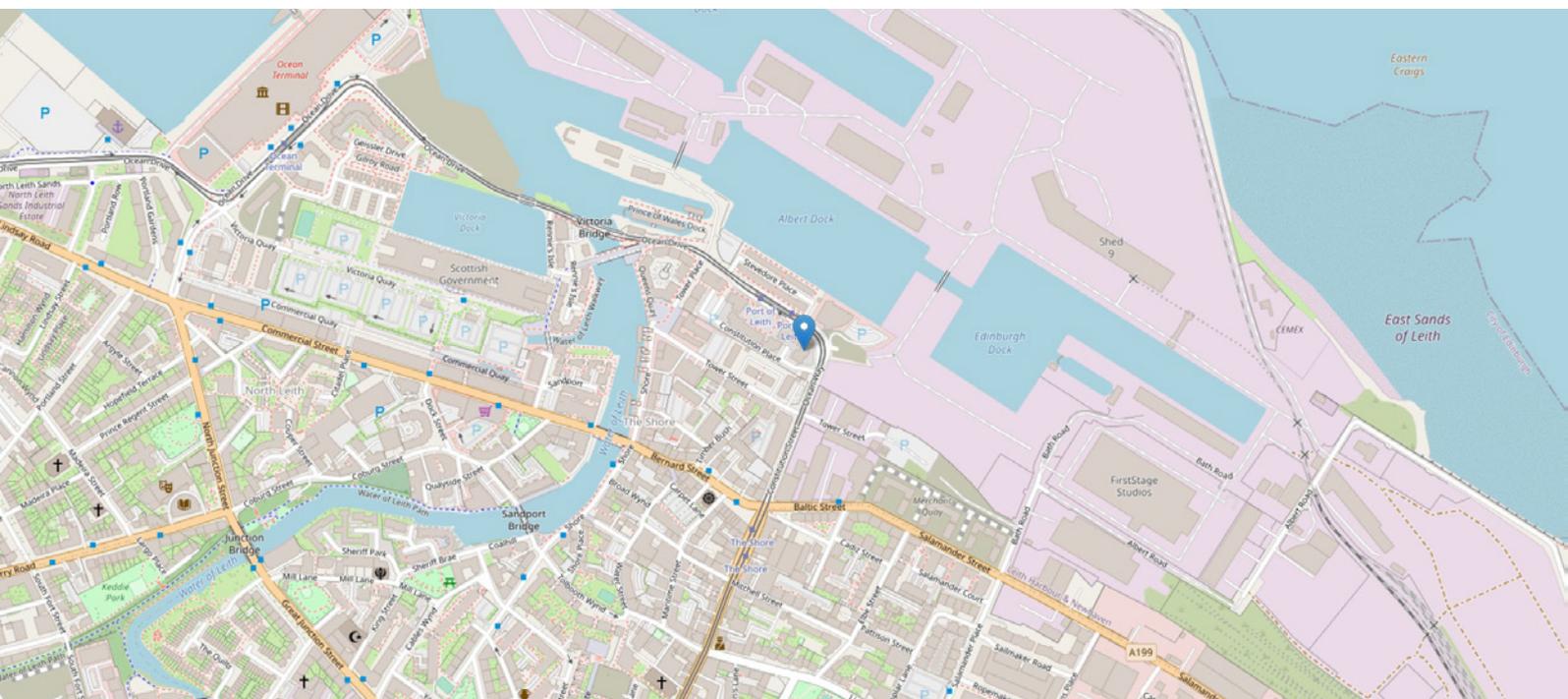


Approximate Dimensions (Taken from the widest point)

Living Room 3.74m (12'3") x 3.25m (10'8")
 Kitchen 3.25m (10'8") x 2.05m (6'9")
 Bedroom 1 3.09m (10'2") x 2.81m (9'3")

En-suite 2.11m (6'11") x 1.59m (5'3")
 Bedroom 2 3.10m (10'2") x 2.81m (9'3")
 Bathroom 2.36m (7'9") x 1.88m (6'2")

Gross internal floor area (m²): 61m² | EPC Rating: B



THE LOCATION

This property is located at the heart of The Shore in Edinburgh, a vibrant cosmopolitan district set around the mouth of the Water of Leith, offering a unique waterfront setting only a short distance from the city centre, situated less than two miles from Princes Street and served by several excellent, frequently running bus services to both the city centre and the airport.





The Shore has been radically transformed into a gentrified community of quality apartments and penthouses making it an extremely desirable place to live.

There is an extensive choice of quality eateries, including Michelin-starred restaurants, numerous cafes and several wine bars and the area is well-served by major and local supermarkets.

The extensive shopping centre at Ocean Terminal, with multiplex cinema, Pure Gym and high street stores including Debenhams and a Marks and Spencer food hall, and the boutique retail outlets at Commercial Quay are both close by. Fantastic nursery and primary schools are within easy walking distance as is the Leith Victoria swimming pool and fitness centre.



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