

91/8 Constitution Street

THE SHORE, EDINBURGH, EH6 7AE



WELL-PRESENTED AND WELL-MAINTAINED ONE-BEDROOM FIRST-FLOOR FLAT



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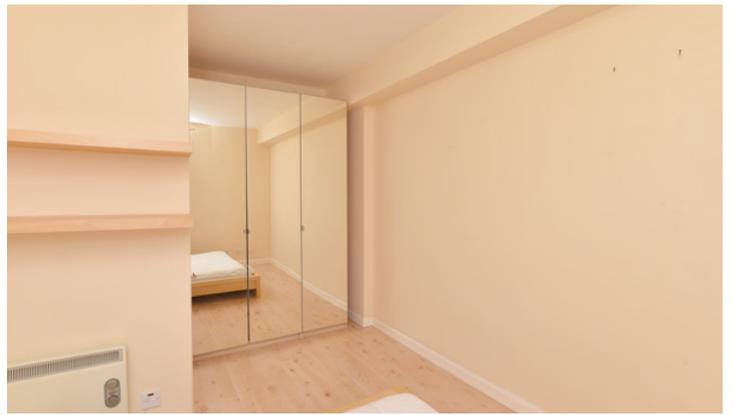


McEwan Fraser Legal are delighted to present this well-presented and well-maintained one-bedroom first-floor flat within this popular and convenient development, formerly a warehouse conversion located to the northeast of the historical and city centre of Edinburgh. The property has the benefit of a parking space and access to the rear of the building is by a well-maintained courtyard area with attractive shrubs, bushes and plants.

The property comprises a mutual entrance to both the front and the rear of the building where a security system has been installed. The flat itself opens into a corridor leading to the main apartments and the lounge is a spacious and well-proportioned room with a space for dining and astragalled windows looking to the rear of the property. The property has well-fitted kitchen which is modern and includes the appliances and there is a good-sized double bedroom also facing onto the rear parking area. The bathroom is modern with a three-piece suite and shower attachment and there is good storage areas within the flat.

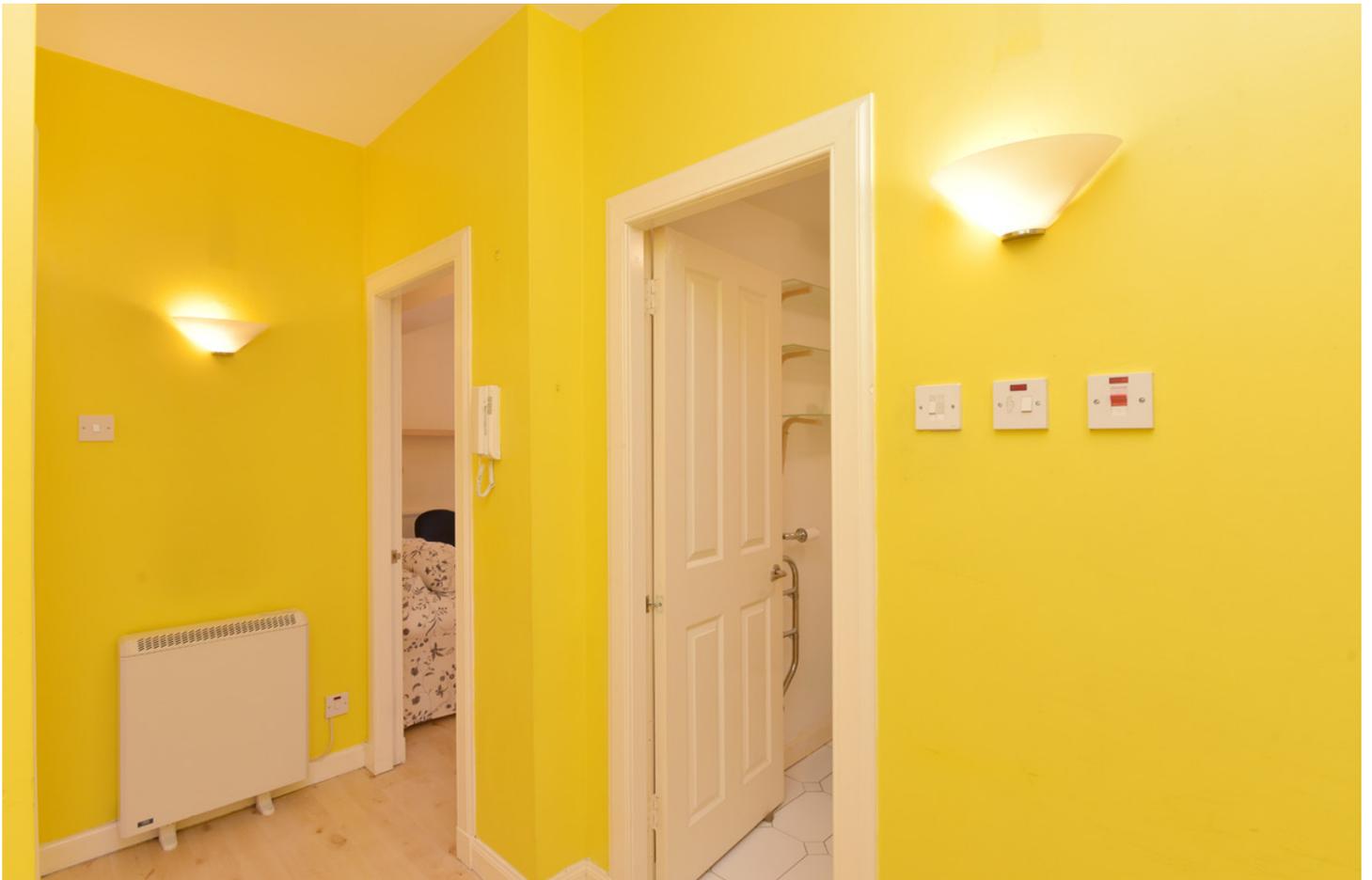


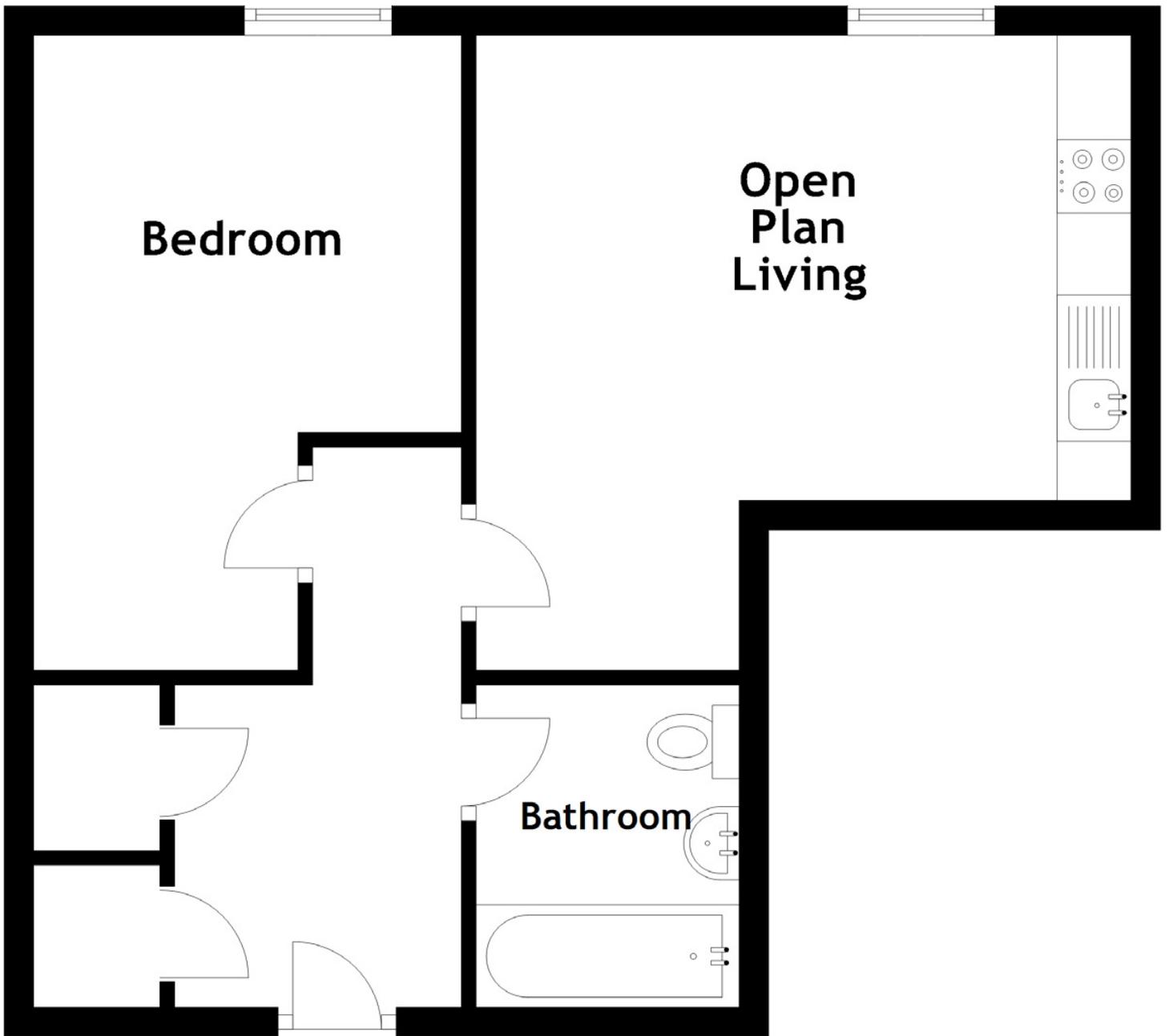






This is a superb flat which will be of interest to a first-time purchaser or an investor. To appreciate the spacious accommodation within the flat and its quiet location, early viewing is recommended.





Approximate Dimensions

(Taken from the widest point)

Open Plan Living 4.44m (14'7") x 3.18m (10'5")

Bedroom 4.34m (14'3") x 2.90m (9'6")

Bathroom 2.20m (7'3") x 1.78m (5'10")

Gross internal floor area (m²): 39m²

EPC Rating: C



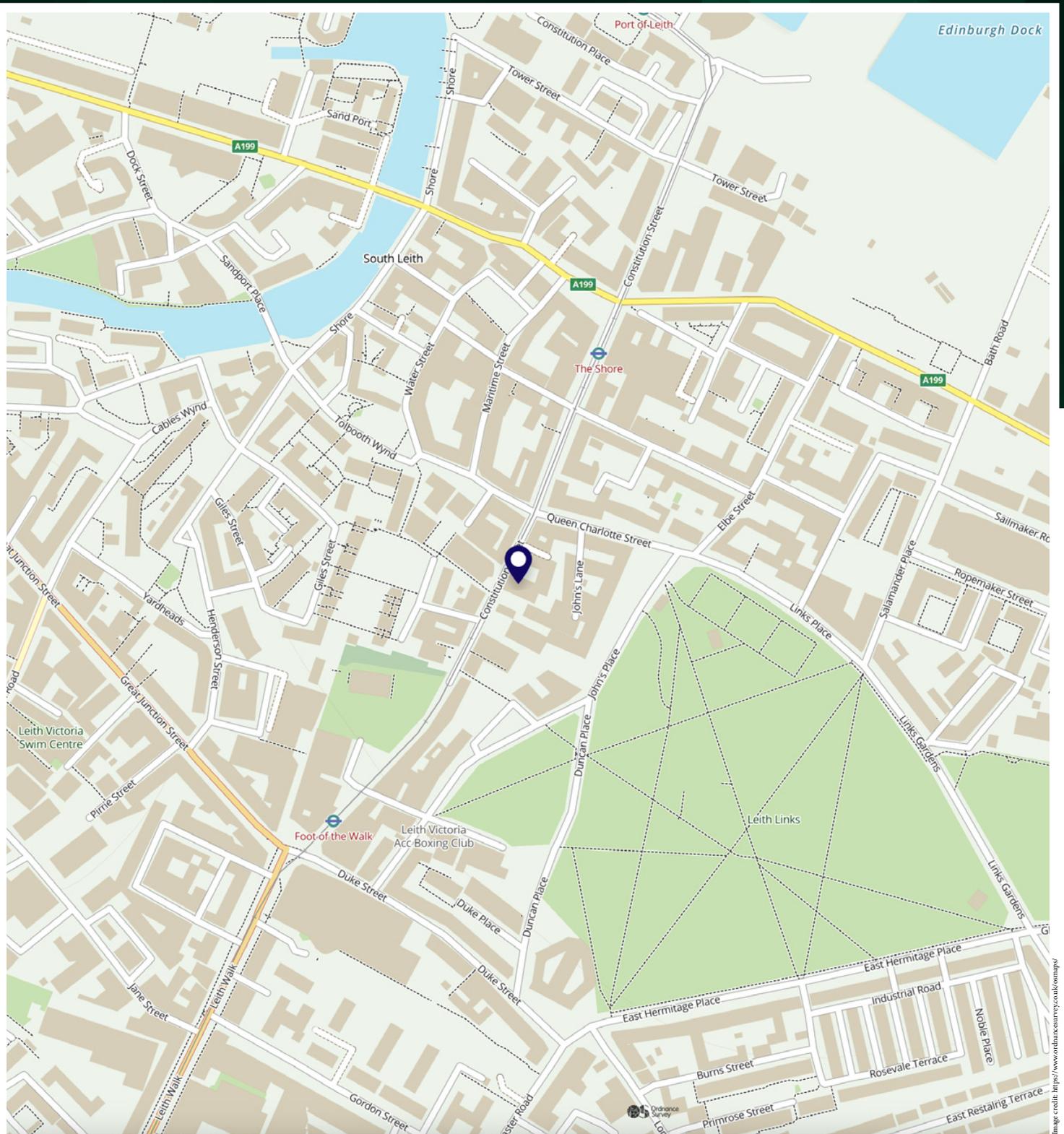
Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

The Location





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**Part
Exchange
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**THE SUNDAY TIMES
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Text and description
JAMIE MCINTOSH
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