



Maritime Court, 1/3 Chapel Lane, Edinburgh, EH6 6ST



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Forming part of a converted Bond Building in the heart of the stylish Shore area of the city is this spacious ground floor flat forming part of a factored development. Offering bright and well-proportioned accommodation, the flat has electric heating and partial double glazing.

The accommodation includes a hallway providing access to all rooms. The lounge/diner/kitchen has windows to the side, storage cupboard and the kitchen area is fitted with a range of modern base and wall units and breakfast bar with the oven, hob, hood, fridge/freezer, dishwasher, washing machine and slimline wine fridge to remain. The main bedroom has windows to the front and a fitted wardrobe. There are two further double bedrooms both with windows to the front. Completing the accommodation is the bathroom fitted with a three piece white suite with shower over the bath and there is also a separate shower room fitted with a two piece white suite.

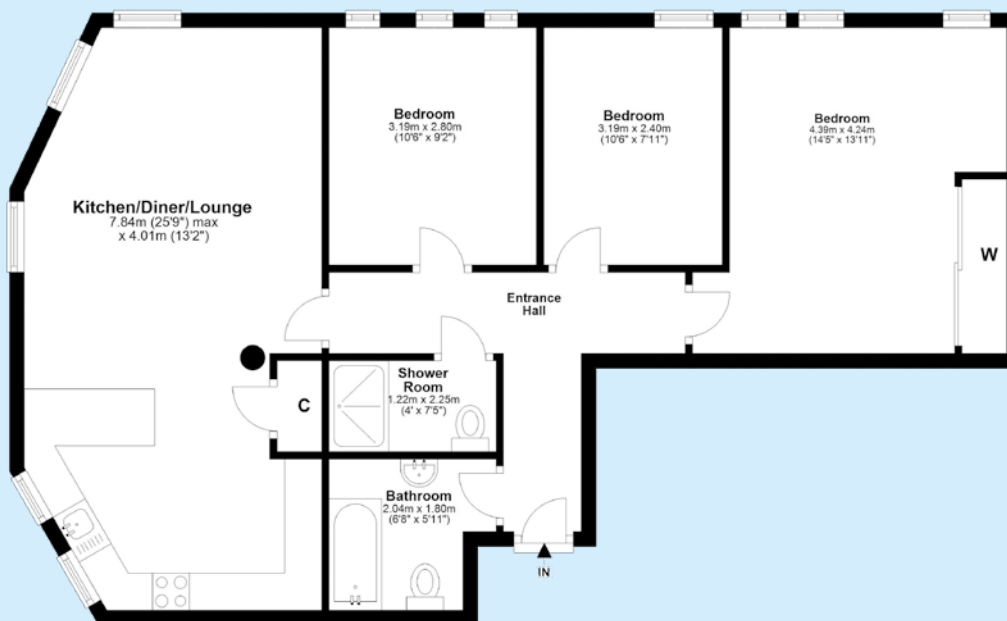
To the front of the building is a large public car park whilst to the rear is a residents car park where residents can apply for a permit from the property factor.

The property would make an excellent first time buy or buy to let investment and early viewing is essential.

Area Description

The Shore is a vibrant scene located to the north east of the city centre and is renowned for its excellent array of restaurants, including Michelin starred eateries, local bars and artisan cafes. Leith and The Shore are home to a thriving food scene which also includes a weekly farmer's market. For day to day shopping, there is a Sainsbury's Local nearby and an Aldi on Commercial Street, whilst Ocean Terminal, which houses further shops and restaurants, gym and cinema complex, is also within easy reach. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond. The Edinburgh tram line (The Shore tram stop) links Edinburgh Airport to Newhaven via the city centre. For leisure enthusiasts the open green space of Leith Links are close by, and there are some lovely walks along the Water of Leith walkway which also connects to the North Edinburgh cycle path network. David Lloyd health club (including indoor and outdoor swimming pools, member's gym and spa) is also located nearby at Newhaven.





Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

Accommodation

| | | |
|-----------------------|---------------|------------------|
| Kitchen/Diner/Lounge: | 7.85m x 4.01m | (25'9" x 13'2") |
| Bedroom 1: | 4.4m x 4.24m | (14'5" x 13'11") |
| Bedroom 2: | 3.2m x 2.8m | (10'6" x 9'2") |
| Bedroom 3: | 3.2m x 2.41m | (10'6" x 7'11") |
| Bathroom: | 2.03m x 1.8m | (6'8" x 5'11") |
| Shower Room: | 1.22m x 2.26m | (4' x 7'5") |

For more information or to register your interest, please contact:

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

