



20/3 Shore,
Edinburgh, EH6 6QN



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A fantastic opportunity has arisen to purchase 20/3 Shore, a beautifully presented 1st floor flat situated in the heart of the fashionable Shore area with lovely views over the water.

The property has been fully renovated by the current owners who have transformed the flat into a stylish, contemporary home which will only be fully appreciated upon internal inspection. With a new gas central heating system installed, the property has double glazed windows to the rear and UPVC secondary glazing to the lounge window.

The flat forms part of a block of flats completed around 1980 which is maintained by a property factor and benefits from a secure entry system, small, shared garden and an all-important resident's car park.

On entering the flat you will be instantly impressed with the quality of fittings and fixtures throughout with stylish Chevron style laminate flooring, modern decor and individually styled light fittings. The accommodation includes an entrance hallway with shelved cupboard with plumbing and space for washing machine. The lounge is a bright room to the front with trendy red brick wall and additional sound proofing. The kitchen has a window to the rear and is fitted with a range of modern base and wall units with oven, hob, hood, dishwasher, and fridge/freezer to remain. There is a window seat and space for a fold down table utilising the space perfectly.

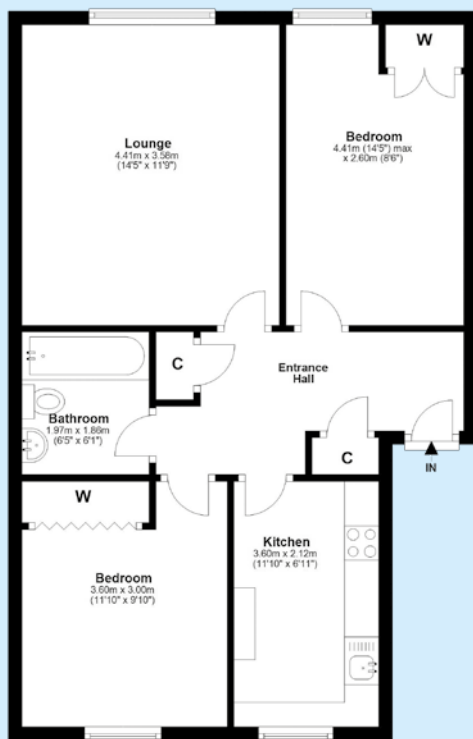
Bedroom 1 is a good-sized double room with window to rear and large wardrobe with high level storage and double bedroom 2 is located to the front with double cupboard and a second cupboard housing the boiler. Completing the accommodation is the beautiful bathroom, fitted with a three-piece white suite with large mirror, vanity unit, shower over bath and tiled floor.

Area Description

This is a flat not to be missed and therefore we recommend early viewing to avoid disappointment. 20/3 Shore enjoys a central location within the vibrant Shore area of Edinburgh with its array of fashionable shops, bars, bistros and Michelin Star restaurants. There are leisure and recreational facilities all close by and include the popular Ocean Terminal shopping complex which includes a multi-screen cinema, excellent shopping, restaurants, cafes and the Royal Yacht Britannia, one of the city's most popular attractions.

The open spaces of Leith Links are also nearby together with the Water of Leith, local golf courses, health clubs and Leith Victoria Swimming Centre. There is also frequent public transport services operating nearby to many parts of the city with both bus and tram stops within excellent walking distance. For the commuter, the property is conveniently located for road links to the A1 and City Bypass linking with major motorway networks.





Accommodation

Lounge:	4.4m x 3.58m	(14'5" x 11'9")
Kitchen:	3.6m x 2.1m	(11'10" x 6'11")
Bedroom 1:	3.6m x 3m	(11'10" x 9'10")
Bedroom 2:	4.4m x 2.6m	(14'5" x 8'6")
Bathroom:	1.96m x 1.85m	(6'5" x 6'1")

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.**

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

Aberdein Considine

40-44 Elm Row, Edinburgh, EH7 4AH

47 Lothian Road, Edinburgh, EH1 2DJ

0131 222 9000

edi@acandco.com

@AC_Edinburgh

acandco.com

Agent's Note

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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.

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