



3/18 Constitution Place,
Edinburgh
EH6 7DL

cameron stephen
solicitors & estate agents



Superb penthouse apartment with excellent views across the Port of Leith towards Fife and East Lothian and the City skyline towards Arthur Seat and Calton Hill

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description

Excellent penthouse apartment with stunning views over the Firth of Forth to East Lothian and to Fife and towards Calton Hill and beyond to the Pentland Hills. Beautifully presented home, offered for sale in move in condition, with refurbished bathroom, en suite shower room and kitchen fittings, new flooring and carpets and feature radiators. The accommodation comprises a spacious entrance hall with two good sized storage cupboards, a sitting room / dining room with French doors and Juliet balcony, with easterly views over the Port of Leith towards East Lothian, a newly fitted kitchen / breakfast room with integrated appliances, master bedroom with views over the Firth of Forth towards Fife, extensive fitted wardrobes and an refurbished en suite shower room. There are two further double bedrooms (one with fitted wardrobes) and a bathroom. The property benefits from gas central heating, double glazing, security entry phone, wooden flooring and carpeting, and must be viewed to be fully appreciated.

accommodation

- Entrance hall with two storage cupboards
- Sitting room / dining room
- Fitted kitchen / breakfast room
- Master bedroom with fitted wardrobes & en suite shower room
- Two further double bedrooms
- Bathroom

Items to be included in the sale:

Fitted carpets and floor coverings, light fittings and kitchen appliances.

Factor: The development is factored by LPM and a payment of approx. £95 per month covers all maintenance, cleaning, life, buildings insurance & concierge services.

additional information

- On site Concierge
- On site gym suite
- Home Report Value: £320,000
- EPC Rating: B



the locality

The Shore is a fashionable and vibrant location north of Edinburgh city centre, offering a blend of historic buildings and modern developments, and is well-served by the area's unrivalled selection of cafés, bars, bistros and eateries, including several Michelin-starred restaurants. There are also excellent transport links into the centre of town with frequent bus services available from Sandport Street, just a 5 minute walk away, and the eventual Tramlink into the City Centre providing an alternative transport option. The Ocean Terminal retail and leisure complex offers a wide range of major high-street shopping outlets, a multiscreen cinema, gym, spa, and a variety of restaurants and there are a number of supermarkets and further shopping options in Leith. Walks and cycleways can be found along the Newhaven shore and the Water of Leith, whilst the extensive Leith Links park offers open green spaces. Forming part of the much sought after Trade Winds development is this spacious apartment, is surrounded by well-maintained communal courtyard gardens with convenient concierge service, resident's gym, lift access, private parking for two cars and secure bike store.

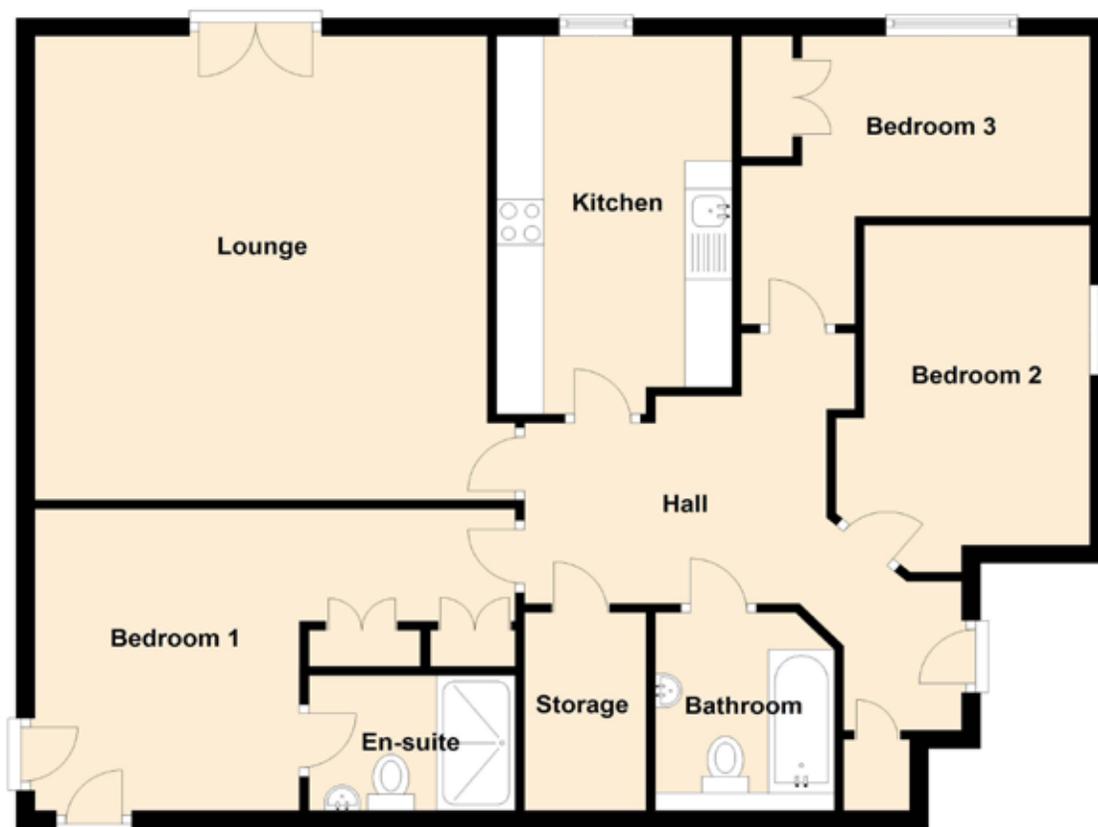


features

- Lift access to all floors
- New flooring, showers and kitchen fittings
- Feature radiators
- New flooring & carpets

asking price & viewing arrangements

For information, the asking price and viewing arrangements, please refer to our website www.cameronstephen.co.uk or call us on 0131 555 1234



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