



33/25 Water Street,
Edinburgh
EH6 6SZ



Home Report
Value:£350,W-



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Water Street,
Leith, EH6





description

Fabulous, exceptionally spacious third floor flat in a popular whisky bond conversion in the heart of The Shore area of Leith. Located to the front of the building, there are views of the Water of Leith from each recessed window. Accessed by a well maintained entrance foyer with secure postal boxes and lift access to all floors. The property itself is entered into a welcoming L shaped reception hall with wooden floor and two storage cupboards giving access to all apartments, a superb open plan sitting room / dining room / newly fitted kitchen provides an excellent introduction to the property with views towards the Water of Leith. The kitchen area has been recently refitted with a range of quality wall and base units, integrated appliances and recessed ceiling lights and a tiled floor. A fantastic master bedroom suite, again with views towards the Water of Leith and includes double fitted wardrobes and a spacious en suite shower room, a second spacious double bedroom with fitted wardrobes and a large bathroom with modern white suite and tiled floor. The property benefits from gas central heating, double glazing, a security entryphone system and there is an allocated parking space in the secure garage. Overall, the property is offered for sale in move in condition and this wonderful apartment must be viewed to fully appreciate the quality of finish and space on offer.

accommodation

- Entrance hall with wooden floor
- Sitting room / dining room / newly fitted kitchen
- Master bedroom with double fitted wardrobes and en suite shower room
- Second double bedroom with fitted wardrobes
- Bathroom with white suite and shower fitting over the bath
- Communal sun terrace
- Parking space in secure garage

additional information

Items to be included in the price: Fitted flooring, ceiling light fittings, blinds, integrated kitchen appliances.

The property is managed by Charles White and a payment of approx. £140 per month is payable. This includes cleaning and lighting of communal areas, lift maintenance and garage.



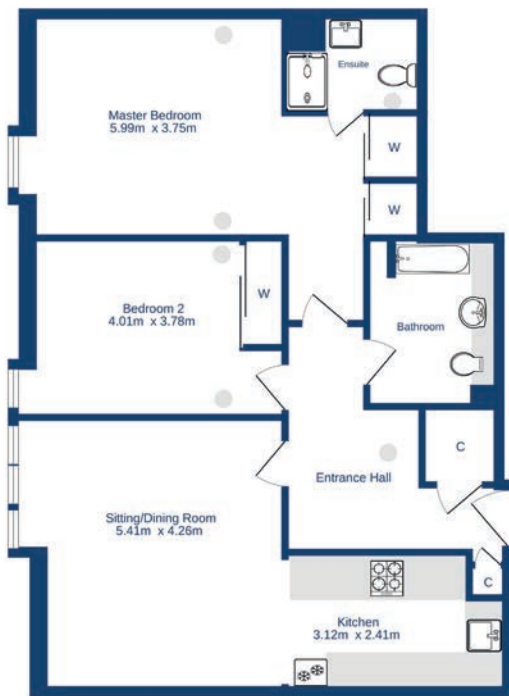
the locality

The Shore is a vibrant area of the City, set around the Water of Leith offering a unique waterfront setting a just few miles from the city centre. There is an extensive choice of boutique shops, quality restaurants, bars and cafes within walking distance, including 3 Michelin-starred restaurants as well as numerous high street supermarkets to satisfy daily requirements. The Leith Victoria Swimming Centre is nearby and further recreational amenities can be found at Newhaven with a David Lloyd Health Club, and the green open spaces of Leith Links and Pilrig Park. The area is also conveniently located for the Scottish Executive building and Edinburgh College Campus. There is an excellent bus service to and from the city centre and the new tram stop on Constitution Street, ensures swift and easy access to the City and beyond to Edinburgh Airport.





Third Floor
101.0 sq.m. approx.



TOTAL FLOOR AREA - 101.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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