



1/44, Chapel Lane, Maritime Court, Edinburgh, EH6 6ST

Well-Presented & Proportioned One-Bedroom, Dual-Aspect Corner Flat on the Fourth-Floor

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Property Description

Well-presented and proportioned, one-bedroom, dual-aspect, corner flat on the fourth floor (top) of a factored and lift-served residential development. Forming part of a characterful converted bond warehouse in Leith's Shore area, to the north of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, a kitchen, a double bedroom, and a bathroom.

Requiring updating, features include a spacious layout with good room sizes, double glazing, and electric heating. Additionally, there is superb storage, including a partially floored loft space and a designated store in the communal hall.

The development also includes a secure entry system, well-maintained communal halls, and a permit for a private residents' car park to the rear.

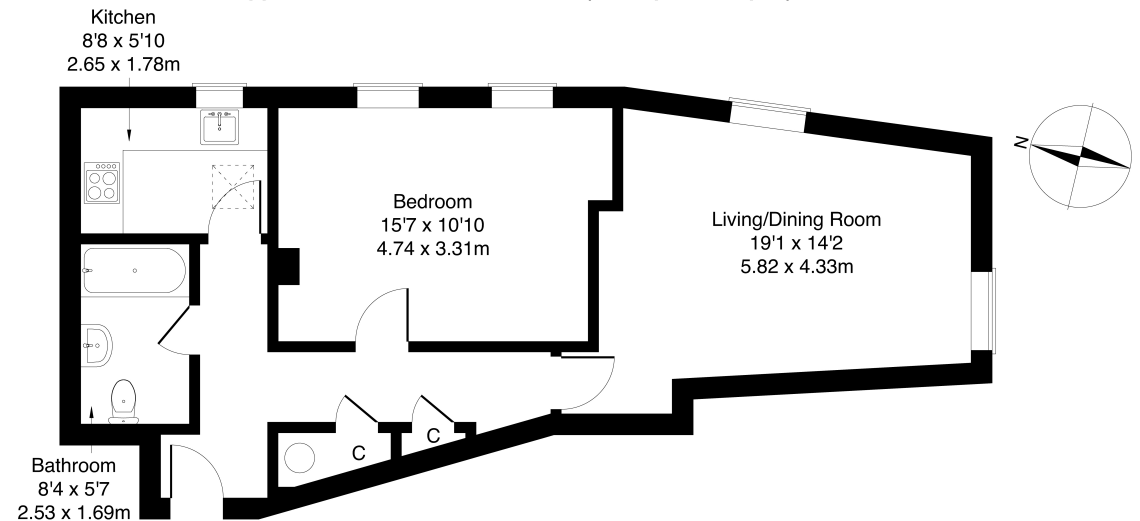
The property is entered via a welcoming hallway that provides access to all rooms, with the living room situated at the rear, offering a comfortable space with carpeted flooring and light décor that creates a bright and neutral setting. At the front of the home, the kitchen is fitted with wood-effect countertops, a tiled splashback and a sink with a drainer, as well as space for essential appliances, making it a practical and functional area.

The double bedroom is well-proportioned and benefits from two windows that allow plenty of natural light to flow through, enhancing the sense of space, while the hallway also features built-in cupboards that provide valuable storage options. Completing the layout is the family bathroom, presented as a three-piece suite including a bath, offering convenience and everyday comfort.



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Approximate Gross Internal Area: (592 sq ft - 55 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Shore is a fashionable and vibrant area located north of Edinburgh city centre, combining historic charm with modern developments. It is renowned for its exceptional selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive shopping opportunities are found throughout Leith, with Great Junction Street and the foot of Leith Walk nearby, along with numerous supermarkets, including a very conveniently located Sainsbury's. The area hosts weekly markets that showcase local food stalls and independent retailers. For broader retail and

leisure options, the Ocean Terminal complex offers major high-street outlets, a multi-screen cinema, a gym, a spa, and a variety of restaurants. Scenic walks and cycle routes run along the Newhaven shore and the Water of Leith, while Leith Links park provides spacious green areas. Excellent transport connections include frequent services to the city centre and beyond, supported by the new tram extension reaching Newhaven, making travel particularly easy and convenient.





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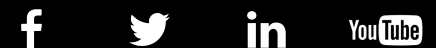
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