



Thorntons 
The right way to move

7/6, Dock
Street,

The Shore,
Edinburgh, EH6 6HU



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Summary

With its sought-after city location, a short walk from the Water of Leith walkway, a fantastic array of amenities, shopping facilities, parks, restaurants and cafes, schools, and bus/tram links to the city centre and beyond, this spacious two-bedroom second-floor flat is sure to appeal to a wide range of buyers. The home comprises a sunny reception room with a balcony open to a new kitchen (2021), two double bedrooms with storage, and a bathroom with a shower-over-bath. Externally, the development offers private allocated parking, communal gardens and a bike store. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Factor: The factor is managed by James Gibb at an approximate quarterly cost of £400.

Features

- Second-floor flat in The Shore
- Part of a contemporary development
- Secure shared entry and lift service
- Entrance hall with storage
- Sunny balconied living/dining room, open to
- New kitchen with handy downlighters
- Main bedroom with wardrobes and en-suite
- Versatile second bedroom with storage
- Bathroom with overhead shower
- Central communal garden space.
- Private allocated parking and bike store
- Gas central heating via a new boiler (2024)
- Double-glazed windows



“A sunny second-floor flat featuring a spacious living and dining room with a balcony, seamlessly connected to a modern kitchen (2021).”



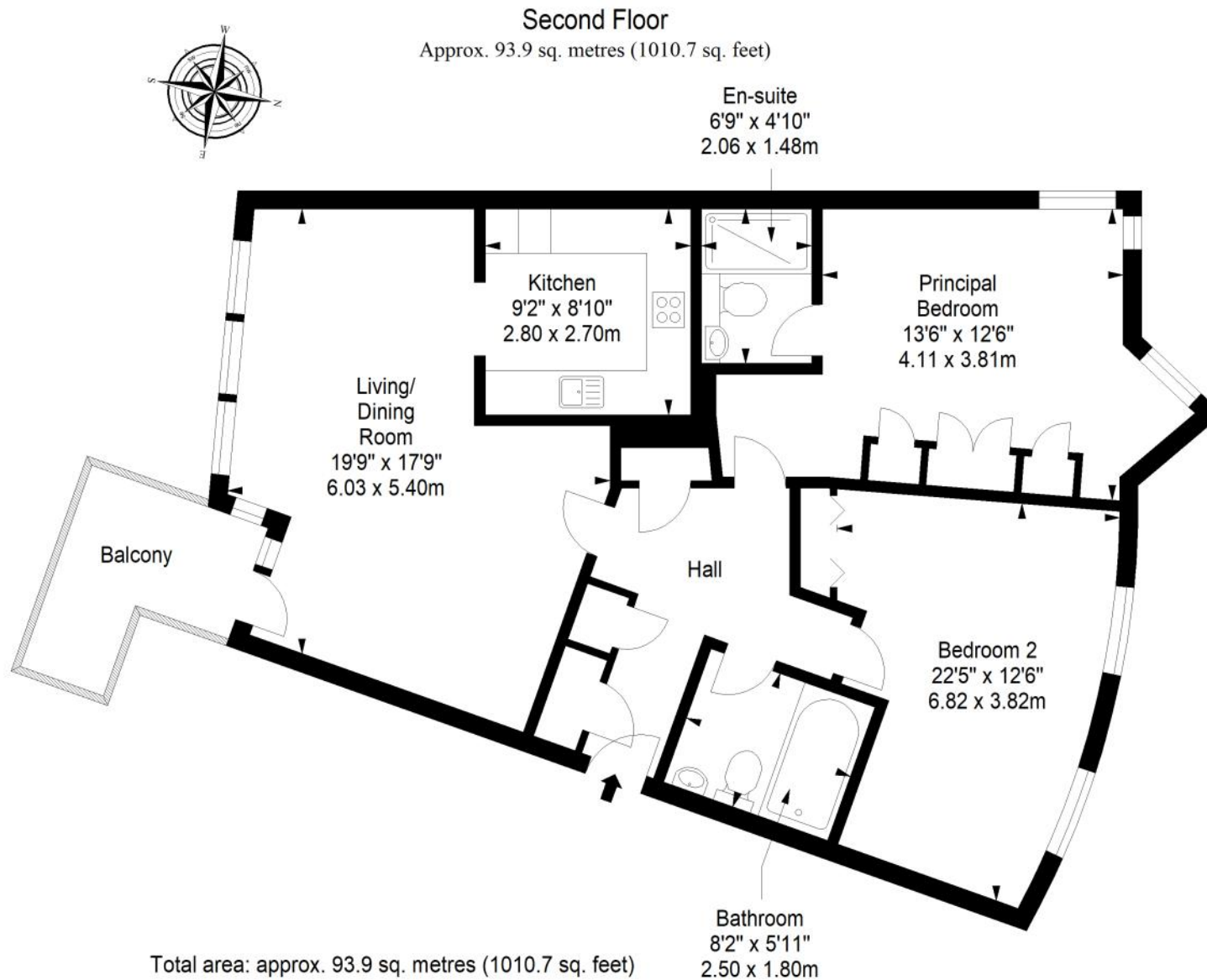




“The contemporary lift-serviced development in sought-after The Shore offers buyers access to well-kept communal grounds, a bicycle store, and private allocated parking.”



Floorplan





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