



Estate Agents and Solicitors

Flat 17, 3 Coburg Street, The Shore, Edinburgh, EH6 6ET

Beautifully Presented and Spacious, Two-Bedroom, Third-Floor Apartment

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Property Description

Beautifully presented and spacious, two-bedroom, third-floor apartment, with Juliet balconies and two allocated parking spaces. Forming part of a modern, residential development, located in the popular Shore area of Leith, north of Edinburgh city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, master bedroom, with an en-suite shower room, double bedroom, and a family bathroom.

Highlights include a fitted kitchen, with a full range of integrated appliances, modern bathrooms, contemporary flooring and lighting. In addition, there is gas central heating, double glazing and superb storage, including integrated wardrobes.

The development also provides a secure entry system, a lift, a shared courtyard and a secure underground car park.

A welcoming entrance hall, with generous storage, is finished with light, neutral decor and modern, wood-effect flooring, which continues into a spacious, open-plan room, opening onto a Juliet balcony. A versatile floor plan offers space for both lounge and dining furniture and flows into a kitchen fitted with wood-effect units, stone-effect worktops and stylish, splashback tiling. Integrated appliances include an oven, a gas hob, a stainless-steel canopy, a fridge/freezer, a dishwasher and a washing machine.

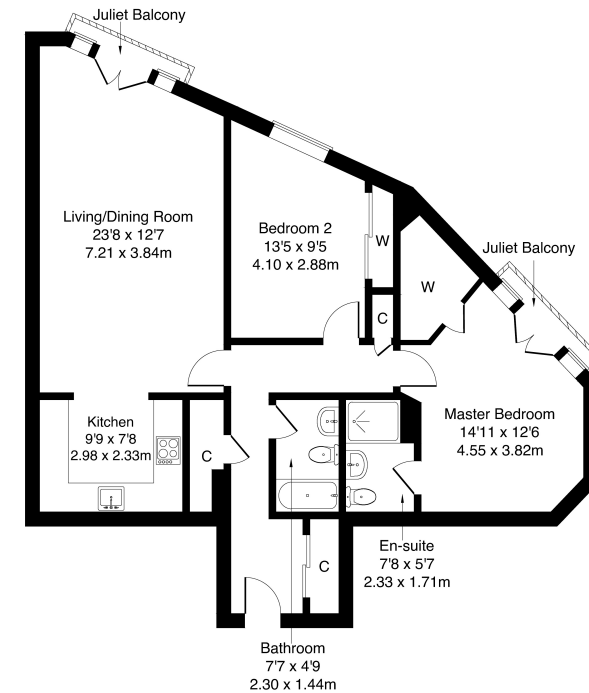
Two well-proportioned, carpeted double bedrooms benefit from integrated wardrobe storage, with the master bedroom further enjoying a Juliet balcony and its own en-suite shower room.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls.



3/17 Coburg Street, Edinburgh, EH6 6ET

Approximate Gross Internal Area: (904 sq ft - 84 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 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 local artisan shops and eateries, including several Michelin-starred restaurants. Extensive local shopping is available throughout Leith, with Great Junction Street and the foot of Leith Walk close by, with many supermarkets in close range. The area also benefits from weekly markets, where local food stalls and independent retailers are showcased. Ocean Terminal retail and

leisure complex offers a wide range of major high-street shopping outlets, a multi-screen cinema, a gym, a spa, and a variety of restaurants. 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. The area is well-served by transport links to the city centre and beyond, with the new tram extension into Newhaven now operating.





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