



Flat 4, 3 Coburg Street, The Shore, Edinburgh, EH6 6ET

Tastefully Presented & Exceptionally Spacious, One-Bedroom, Ground-Floor Apartment with Parking Space

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Property Description

Tastefully presented and exceptionally spacious, one-bedroom, ground-floor apartment, with an allocated parking space. Forming part of a modern, factored residential development, within a secure gated complex, in the popular Shore area of Leith, north of Edinburgh city centre.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, a double bedroom with a walk-in dresser, and a family bathroom.

Highlights include a fitted kitchen with a full range of appliances, good storage provision, and a modern fully-tiled bathroom. In addition, there is gas central heating, double glazing, and contemporary flooring and lighting.

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

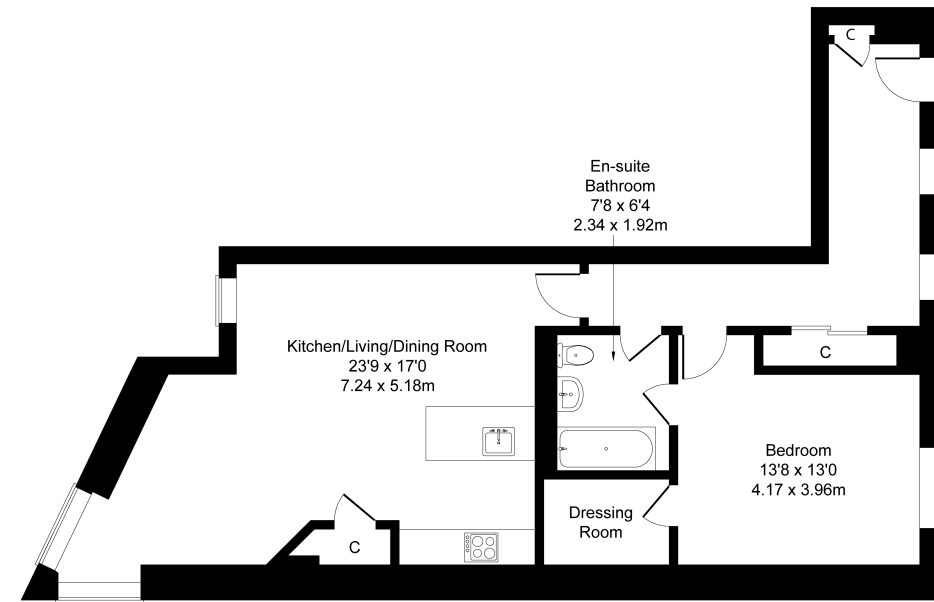
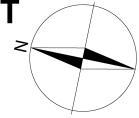
A welcoming and bright entrance has a large built-in storage cupboard, a further built-in cupboard, and modern wood-effect flooring continuing throughout the majority of the property. An exceptionally spacious, open-plan living/dining/kitchen, enjoys corner aspect windows for the lounge area and plenty of space for finishing throughout; whilst the kitchen is set to the rear of the room with spotlights and easy-maintenance flooring. Fitted units include stone effect worktops, a tiled surround, a sink with a drainer; and an integrated oven, a gas hob with a canopy above, and a fridge/freezer; whilst a freestanding washing machine is housed within a convenient built-in cupboard.

Completing the accommodation, a tastefully finished double bedroom features a generous walk-in dresser, a light fitting, and access to the bathroom. Fully tiled, the bathroom includes a three-piece suite with a shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (802 sq ft - 74 sq m.)



Ground Floor

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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