



HUNTERS

RESIDENTIAL



Edinburgh
18/8 Tower Street EH6 7BY

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Offers Around £210,000

Viewing: By appointment telephone selling agents

GENERAL DESCRIPTION

Beautifully presented and spacious third floor flat forming part of a converted B listed warehouse close to the fashionable Shore area of Leith. The accommodation comprises shared entrance and stair serviced by an entryphone and a lift hall with storage, lovely bright open plan sitting/dining room with kitchen off, the kitchen is fully fitted and has an integral fridge/freezer, washing machine, dishwasher, gas hob, electric oven and extractor, the master bedroom has a French door and an en-suite shower room, there are two further double bedrooms and a modern bathroom. The property has full double glazing and gas central heating. Externally there is a bin store with recycling facilities and bike storage area.

Entryphone and lift

Lovely sitting/dining room with feature glass blocks

Fully fitted kitchen with appliances

Master bedroom with wardrobes

En-suite shower room

Two further double bedrooms

Bathroom

Gas central heating

Double glazing

Unrestricted on street parking



Local Amenities

- Council Tax Band – E
- Edinburgh Airport – approx 10 miles
- Waverley Railway Station – 2.2 miles
- Buses – within walking distance
- Trams – within walking distance (when works are completed)



LOCATION

Tower Street is located in Leith close to the fashionable Shore area and within easy reach of the city centre. There are excellent local amenities providing for all everyday needs and the Ocean Terminal shopping centre with an excellent range of high street stores and a multi screen cinema is nearby. The Shore also has a fantastic range of restaurants and bars and is home to the Royal Yacht Britannia. Leisure facilities include David Lloyd leisure club and the open spaces of Leith Links. Regular bus services pass nearby and lead to the city centre and surrounding areas and the city by pass is easily accessible leading to main motorway networks. Trams will be located nearby.

ACCOMMODATION

SITTING/DINING ROOM/KITCHEN	7.22m x 4.47m	(23'8" x 14'8")
MASTER BEDROOM	4.63m x 3.77m	(15'2" x 12'4")
EN SUITE SHOWER ROOM	3.23m x 1.30m	(10'7" x 4'3")
BEDROOM 2	3.65m x 3.24m	(11'11" x 10'7")
BEDROOM 3	3.16m x 3.11m	(10'4" x 10'2")
BATHROOM	3.19m x 2.01m	(10'5" x 6'7")

NOTE

Whilst these particulars have been prepared as carefully as possible, no guarantee is given to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.





SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk





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