



18/3 Coburg Street

The Shore, Edinburgh, EH6 6HL

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Forming part of a sought-after modern development, this three-bedroom first-floor apartment has a highly desirable location in the prestigious Shore area of Leith. It has fantastic amenities practically on its doorstep, including a supermarket, award-winning restaurants and popular bars and cafes. Furthermore, the home is presented in true walk-in condition, offering bright and spacious rooms that are decorated to high standards in crisp white. It also features excellent storage, a quality kitchen, and two bathrooms, as well as allocated parking.

The apartment is reached via a secure shared entrance and a handy lift service to all floors. Moving inside the property, you are warmly greeted by a hall that offers three built-in cupboards and a wonderful introduction – the neutral décor and wood-style finishes creating an instantly appealing aesthetic. This attractive look continues into the living/dining room, which has a large footprint to accommodate a wide assortment of furnishings in a variety of layouts. This beautiful reception area is also fronted by oversized windows facing toward the southeast for a flood of natural light throughout the entire day. A glazed door (beside feature glazing) opens out to a private balcony as well, which is sheltered and with a south-facing aspect – perfect for relaxing outside whatever the weather. Openly accessed from the living area, the kitchen sports a popular modern design that is enduring and practical. It features wood-hued cabinets at base and wall level, and complementary worktops backed by white splashback tiles. For a streamlined finish it also comes with a full range of integrated appliances (oven, gas hob, extractor hood, fridge/freezer, dishwasher, and washing machine).

Features

- A first-floor apartment in true walk-in condition
- Part of a sought-after modern development
- Highly desirable location in The Shore
- Neutral interior décor and quality finishings
- Secure shared entrance and a convenient lift service
- Inviting entrance hall with three built-in cupboards
- Large living/dining room with southeast-facing aspect
- Private balcony with a south-facing aspect
- Modern kitchen with integrated appliances
- Three double bedrooms with built-in wardrobes
- Modern three-piece en-suite shower room
- Three-piece family bathroom with over-bath shower
- Private residents' parking with an allocated space
- Gas central heating and double-glazed windows
- EPC Rating - B





“This three-bedroom first-floor apartment has a highly desirable location in the prestigious Shore area”







Located throughout the home, the three double bedrooms all maintain the neutral décor and high standards, each room further benefitting from built-in wardrobes and soft carpeting for underfoot comfort. The principal bedroom has the added luxury of a modern en-suite shower room, whilst the rest of the property is served by a three-piece family bathroom, fitted with an over-bath shower and light blue tile work. Gas central heating and double glazing ensure year-round comfort.

Externally, the development provides allocated residents' parking. Set close to the Water of Leith and within easy reach of Leith Links, it also offers lots of opportunities for enjoying the outdoors.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

The Shore, Leith

Approximately two miles north of Edinburgh city centre, this vibrant suburb was once a thriving port at the heart of the capital's maritime industry. Like much of Edinburgh's northern seaboard, The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital, recently voted as one of the best places to live by The Times in 2019. Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city. The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food. The Shore is served by an excellent range of local services and amenities, particularly in the bustling shopping area around the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities including a variety of high-street stores, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Shore is within the catchment area for well-regarded primary and secondary schools and enjoys fantastic public transport links into the city centre, including a nearby tramline to the airport. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.



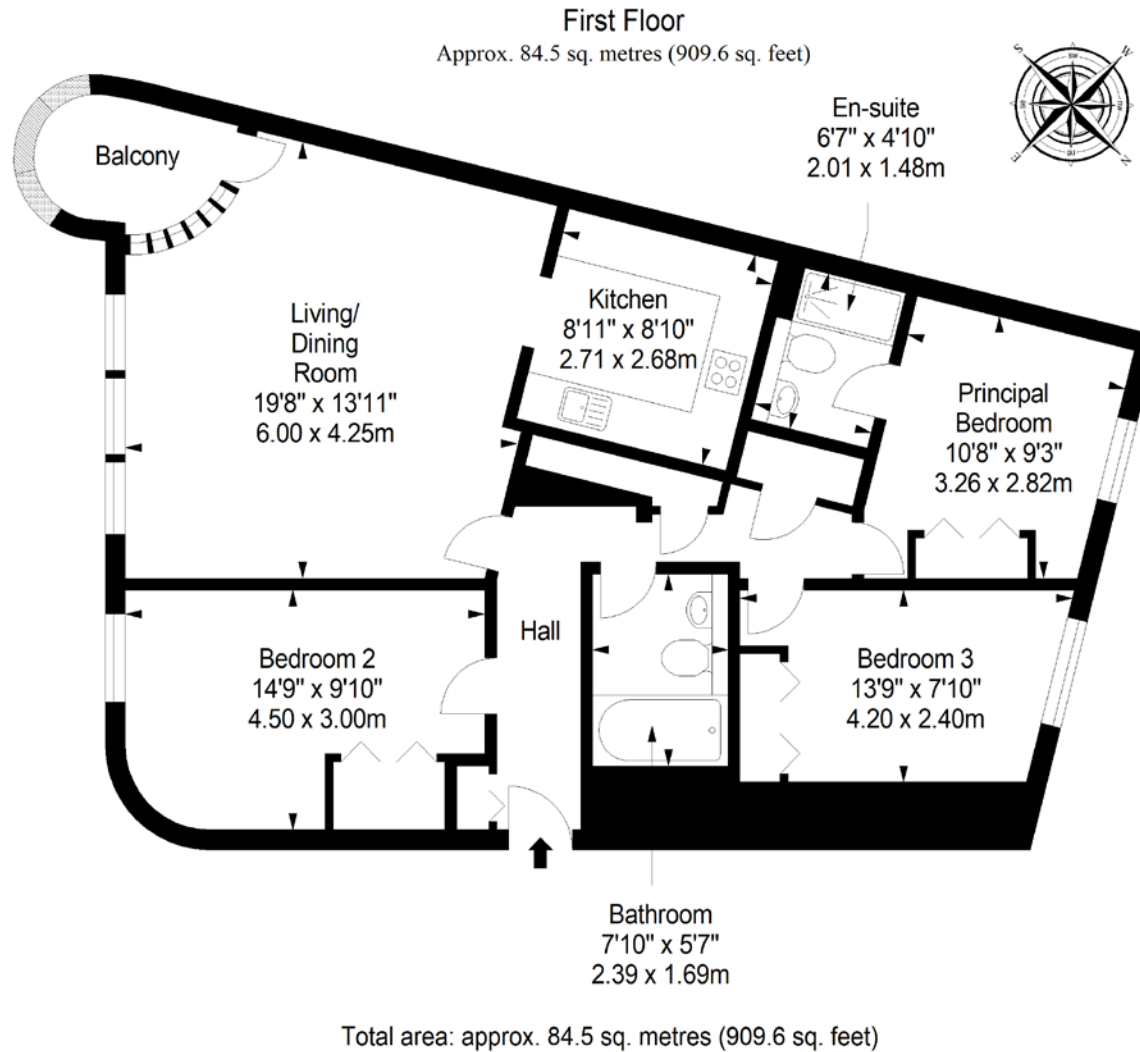
Water of Leith Walkway

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SENDORF PLACE



Floorplan



20-22 Torphichen Street, Edinburgh, EH3 8JB
0131 337 7771
www.clancys-solicitors.co.uk

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