



3/16 Heron Place

The Shore, Edinburgh, EH5 IGG

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Situated on the fifth floor of an established modern waterfront development in the city's exclusive Shore district, this well-presented apartment offers a stylish city home with fabulous open views from the main living area. The apartment accommodates two double bedrooms, a fantastic open-plan kitchen, living, and dining room, and a bathroom, and it enjoys access to a communal terrace and a secure underground car park.

A secure shared entrance and a lift (or stairs) takes you to the fifth floor, where the front door opens into a hallway with two built-in storage cupboards. To the left of the hall lies the fabulous open-plan kitchen, living and dining room, sure to be the sociable heart of this city home. Neatly fitted to one corner of the room is the kitchen, where a selection of modern wall and base cabinets is accompanied by a granite-inspired worktop and splashback tiling. An oven, hob, extractor hood, and fridge/freezer (TBC) are integrated, complementing the neat modern finish. The living/dining offers ample space for furniture layouts, and the room is flooded with natural light through generous glazing, including French doors opening onto a balcony, from which lovely open views can be enjoyed.

Features

- Fifth-floor apartment in The Shore
- Part of Waterfront development with wonderful open views
- Well-presented, modern interiors
- Secure shared entrance and lift service
- Generous open-plan kitchen, living, and dining room
- Two double bedrooms with built-in wardrobes
- Bathroom with shower-over-bath
- Access to a communal terrace
- Secure underground car park
- Gas central heating and double glazing
- EPC Rating - B





“Two double bedrooms with built-in wardrobes and well-presented, modern interiors”







Across the hall, you will find two well-proportioned double bedrooms, both neutrally decorated and carpeted for optimum comfort underfoot, and accompanied by built-in wardrobes with mirrored sliding doors. Finally, a stylishly tiled bathroom completes the accommodation on offer and comprises a bath with an overhead shower, and a WC-suite. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the flat enjoys access to a communal terrace and secure underground parking.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. (TBC)

The Shore

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.



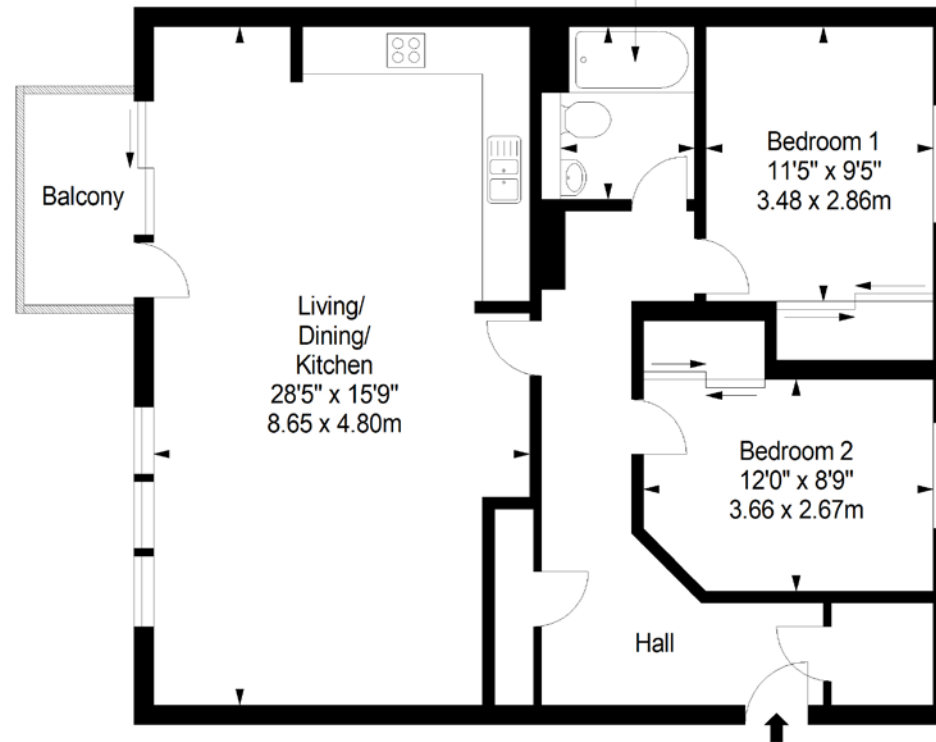


Floorplan

Fifth Floor

Approx. 86.1 sq. metres (926.8 sq. feet)

Bathroom
7'3" x 5'7"
2.20 x 1.71m



Total area: approx. 86.1 sq. metres (926.8 sq. feet)

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