



**The Shore  
Edinburgh  
EH6 6QU**

**OFFERS OVER £200,000**

Tucked away in the heart of a growing and thriving area just off the Water of Leith, this lovely two bedroom apartment forms part of an A-Listed warehouse conversion and viewings is highly recommended.

- Includes all white goods, flooring and fixtures
- Lift Access & Factors James Gibb

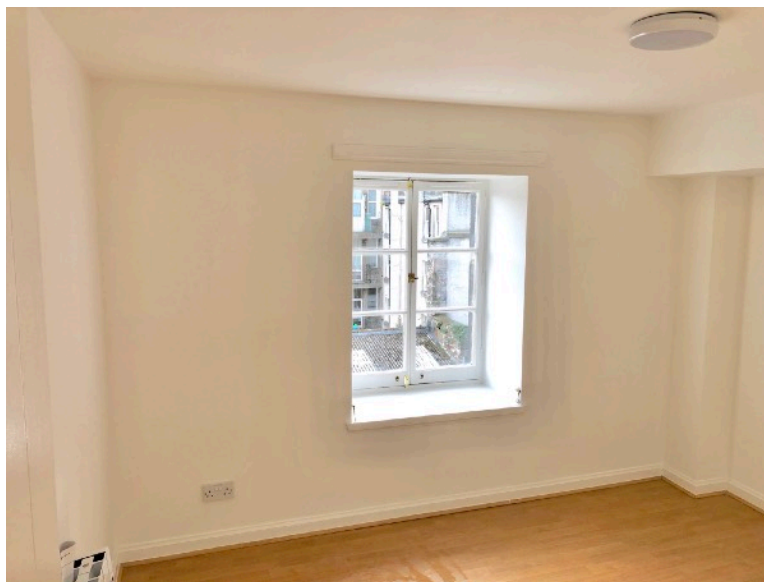
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Historic Environment Scotland has named the former Donaldson's warehouse to be one of the oldest and architecturally most distinctive warehouses in Edinburgh, if not in Scotland.

The 2 bedroom apartment with lift access is located on the 4th Floor A-Listed sandstone tenement, it is a delightful property and the location is a high demand for visitors throughout the years.

The accommodation comprises of a spacious living room, kitchen fitted with units and appliances, 2 x double sized bedrooms, a three piece bathroom suite with electric shower, new recently installed Haverland electric heaters, new water immersion heater, laminated flooring, smoke and heat detectors installed to comply with regulations.



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Property currently is tenanted and would make an excellent investment opportunity or a home buyer due to its location, size, and the high rental demand.

The property will be vacant for new the buyer.

Council Tax Band D  
Energy Rating D  
Approx Size 53m2  
All Electric

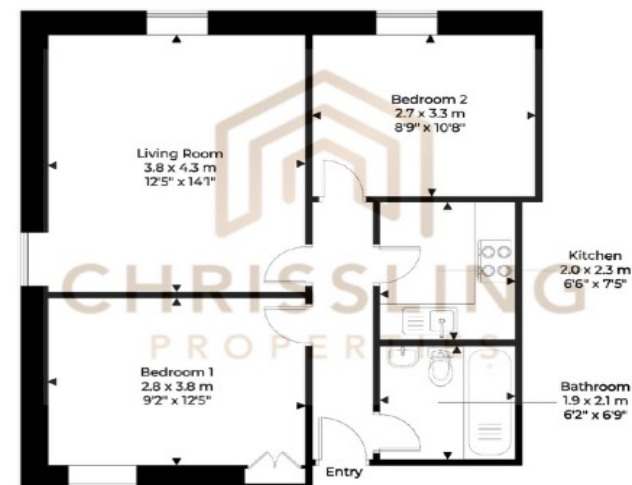
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42/17 The Shore Leith EH6 6QU  
Approximate Gross Area  
58 sq m / 624 sq ft



4<sup>th</sup> Floor

The Shore is just a walk away from the water of Leith and a range of fantastic amenities right by the door step. A thriving location for all and beautiful place to be in Edinburgh.

#### DISCLAIMER

These particulars are intended to give a fair description of the property but the accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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