



7/7 Dock Street,
Edinburgh
EH6 6HU



Home Report
Value:£300,000



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Allocated parking space

Dock Street,
Leith





description

Fabulous third floor flat in a modern development in the heart of Leith, just a short walk from the Shore. The development offers a private allocated parking space, secure bike stores, secure entry, passenger lift and communal gardens, The exceptionally spacious accommodation comprises entrance hall with new hardwood floor and two storage cupboards, superb open plan sitting room / dining room with wooden overlay floor and triple south facing windows overlooking the rear of the development and door to a south facing balcony with space to accommodate a bistro table set, semi open plan to fitted kitchen with integrated appliances (oven, hob, extractor, dishwasher and washing machine) and pantry cupboard, master bedroom with new carpet, fitted wardrobes and en suite shower room, two further bedrooms (one with fitted wardrobes) with new carpets and new bathroom with white suite, thermostatic shower fitting over the bath, feature tiling and heated mirror. There is excellent storage throughout the flat and the property benefits from gas central heating and double glazing. Overall, this is an immaculate modern apartment, which is offered for sale in true turnkey condition, which must be viewed to be fully appreciated.

accommodation

- Entrance Hall with storage cupboards
- Open plan sitting room / dining room with balcony
- Fitted kitchen with integrated appliances
- Master bedroom with fitted wardrobes and en suite shower room
- two further double bedrooms (one with fitted wardrobes)
- New bathroom with white suite, thermostatic shower over the bath and feature tiling

additional information

Items to be included in the price:
Fitted flooring, blinds, ceiling light fittings, oven, hob, dishwasher and washing machine. Other items of furniture may be available by negotiation.

The development is managed by James Gibb and a payment of approximately £150 per month is payable, which includes buildings insurance.



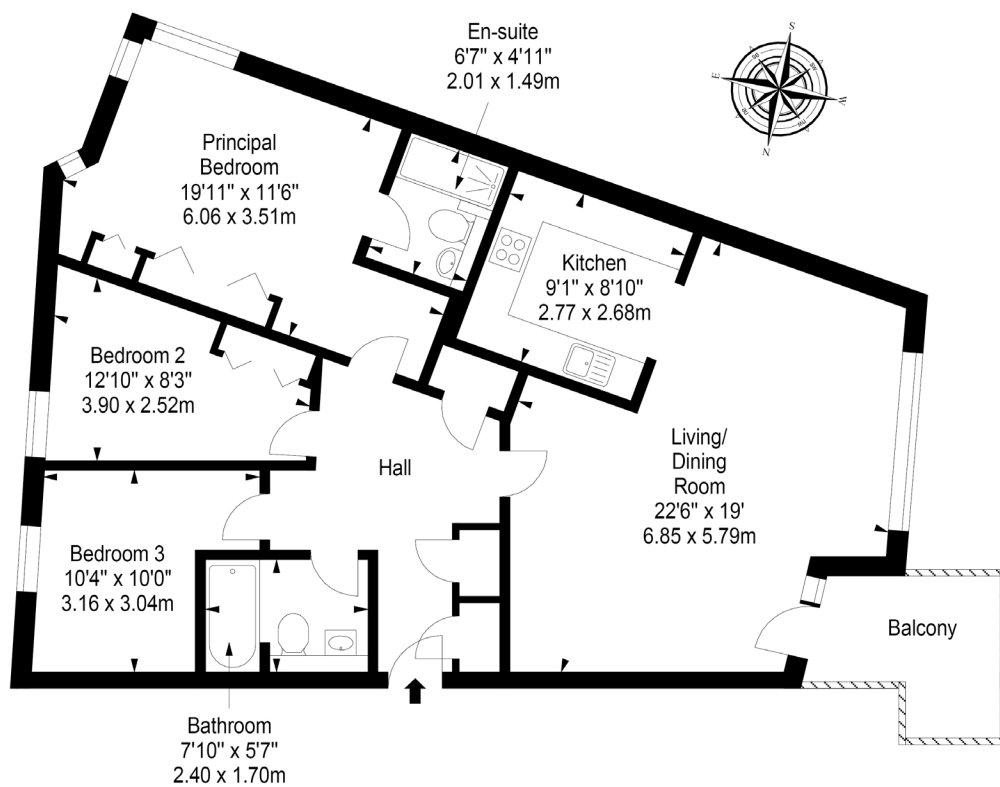
the locality

The Shore is a vibrant and picturesque area in Edinburgh, located on the northern shore of the Firth of Forth, in Leith. It's known for its scenic waterfront, historic buildings, and lively atmosphere. Over the years, The Shore has transformed from a working dock area into a trendy and cultural hotspot, while still maintaining much of its maritime charm. Historically, Leith has been Edinburgh's port, and The Shore is at the heart of this maritime heritage. The area was once home to busy docks, shipyards, and warehouses, and although the working port has shifted over time, traces of this history remain in the architecture and the ambiance of the area. The Shore has become well-known for its excellent selection of pubs, cafes, and restaurants, particularly those with a focus on seafood, given its proximity to the water. Some famous establishments include The Ship on the Shore, The Kitchin (a Michelin-starred restaurant), as well as many bars and cafes. The Shore offers picturesque views of the Firth of Forth, and there are several walking routes along the water that provide a peaceful escape from the hustle and bustle of the city.





Third Floor
Approx. 93.1 sq. metres (1002.1 sq. feet)



Total area: approx. 93.1 sq. metres (1002.1 sq. feet)



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