



12 Tower Street, Edinburgh, EH6 7BY

Impressive two-bedroom main door ground floor flat with private residents parking

URQUHARTS
EDINBURGH



DESCRIPTION

12 Tower Street is an impressive two-bedroom main door ground floor flat, forming part of a modern development with private residents parking, situated in the desirable Shore and neighbouring Leith area. The location is superb with excellent local amenities on the doorstep and is a convenient distance from the city centre & surrounding areas. The property has been renovated to a high modern standard throughout and would suit a range of buyers.

Entrance vestibule: spacious living room / dining room with twin windows to the front and feature electric stove; modern fitted breakfasting kitchen with wall and base units and integrated appliances; two good-sized double bedrooms, one with en-suite shower room and both with built-in wardrobes; and a contemporary bathroom.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Two double bedrooms (one en-suite). Bathroom.

Gas central heating. Double glazing. Landscaped communal garden grounds. Private unallocated residents parking and visitors parking. The development is factored by Trinity Factors and there is an approx. monthly fee of £80 including common buildings insurance.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

LOCATION

The Shore is a sought-after and fashionable district approximately 3 miles north of the city centre and is recognised for its unique, historic setting on the Water of Leith. This vibrant area has seen a program of extensive regeneration of historic dockside properties and converted warehouses and is well served by recreational and leisure facilities including wine bars, cafés, delis, and first-class restaurants (including 3 Michelin-starred). Everyday shopping is within walking distance including a large Aldi, with more extensive shopping at Newhaven with a 24hr Asda supermarket and Ocean Terminal Leisure Complex with restaurants, cafés, high street shops, Pure gym, and a multi-screen cinema. David Lloyd Gym and Newhaven Harbour, which boasts stunning views onto the Firth of Forth and beyond, the Water of Leith Walkway and Cycle Path are also in the vicinity. Nearby tram and bus services run to the city centre and beyond, with a tram stop virtually on the doorstep. Links to the City Bypass and major motorway networks west towards Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing, and via Seafield Road east towards Portobello, East Lothian, and the A1.

INCLUDED IN SALE

All fitted floor coverings, some light fittings, curtains & blinds, and kitchen appliances. The washer-dryer will not be included.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

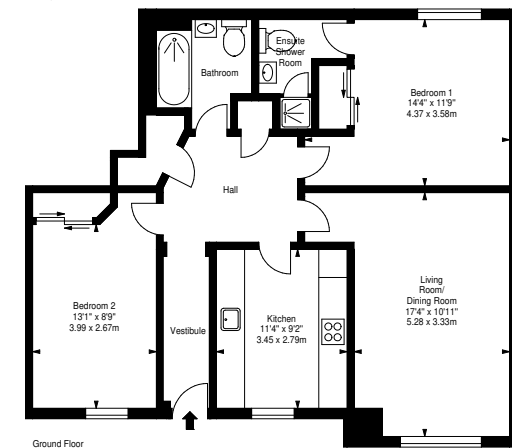
The property has an Energy Rating Category C



12 Tower Street,
Edinburgh,
Midlothian, EH6 7BY

SquareFoot

Approx. Gross Internal Area
882 Sq Ft - 79.15 Sq M
For identification only. Not to scale.
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Ground Floor

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.