



## 16-1, Rennie's Isle, EDINBURGH, EH6 6QB, Edinburgh, EH6 6QB, The Shore, Edinburgh East

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Boyd Legal are delighted to present to the market this beautiful 2-bedroom ground floor apartment located in a modern development close to the shore and all the bars, cafes, shops and restaurants of Leith. The property comprises: entrance hallway, large bright and spacious living room/dining room, fitted kitchen, two double bedrooms and a modern bathroom with white suite and shower over the bath. The property benefits from gas central heating and double glazing throughout. The apartment sits in landscaped communal gardens and comes with an allocated parking space and there is ample residents parking. Viewing is highly recommended to fully appreciate the accommodation on offer and to anyone who enjoys living in a vibrant community like Leith with easy access to the city.

**Location**

The property is located at the heart of The Shore in Edinburgh, a vibrant cosmopolitan district set around the mouth of the Water of Leith, offering a unique waterfront setting only a short distance from the city centre, situated less than two miles from Princes Street and served by several excellent, frequently running bus services to both the city centre and the airport. The Shore has been radically transformed into a gentrified community of quality apartments and penthouses making it an extremely desirable place to live. There is an extensive choice of quality eateries, including Michelin starred restaurants, numerous cafes and several wine bars and the area is well served by major and local supermarkets. The extensive shopping centre at Ocean Terminal, with multiplex cinema, Pure Gym and high street stores including Debenhams and a Marks and Spencers foodhall, and the boutique retail outlets at Commercial Quay are both close by. Fantastic nursery and primary schools are within easy walking distance as is the Leith Victoria swimming pool and fitness centre.

### BASE INFORMATION:

Rooms	: 1
Bed	: 2