



199/13 Lindsay Road, The Shore, Edinburgh, EH6 6ND, Edinburgh, EH6 6ND, The Shore , Edinburgh East

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Boyd Legal are delighted to present to the market this attractive, light and spacious well maintained third floor apartment, located in the prestigious Britannia Quay, a modern development adjacent to Ocean Terminal and situated in a much sought after area close to a wide selection of excellent local amenities including Ocean Terminal and charming water front bistros and bars, easy access to the City Centre. The accommodation is presented in good order with neutral décor throughout and comprises an entrance hall with storage cupboard, open plan lounge/kitchen with balcony off, the large double bedroom is light and spacious with fitted wardrobes and there is a modern shower room with white suite. The apartment benefits from gas central heating, double glazing, lift access and a secure entry phone system. Externally there is well maintained communal garden ground and secure underground allocated parking space. This property will appeal to a variety of buyers and therefore viewing is highly recommended.

Location

The Shore is a fashionable and vibrant location north of Edinburgh city centre, offering a blend of historic buildings and modern developments, and is well-served by the area's unrivalled selection of cafés, bars, bistros and eateries, including several Michelin-starred restaurants. Extensive local shopping is available throughout Leith, with Great Junction Street and the foot of Leith Walk close by, and a Tesco superstore on Duke Street. The Ocean Terminal retail and leisure complex offers a wide range of major high-street shopping outlets, a multi-screen cinema, gym, spa, and a variety of restaurants. Walks and cycle-ways can be found along the Newhaven shore and the Water of Leith, whilst the extensive Leith Links Park offers open green spaces.

BASE INFORMATION:

Rooms	: 1
Bed	: 1