

# Flat 2, 55 Constitution St

THE SHORE, EDINBURGH, EH6 7BG



*Spacious One-Bedroom Flat In The Popular Shore Area of Leith In Edinburgh*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

McEwan Fraser Legal is delighted to present this bright and spacious one-bedroom flat in The Shore area of Edinburgh. The flat is flattered by original features and has been well maintained.

# THE LIVING ROOM/KITCHEN



Inside, the property comprises of:

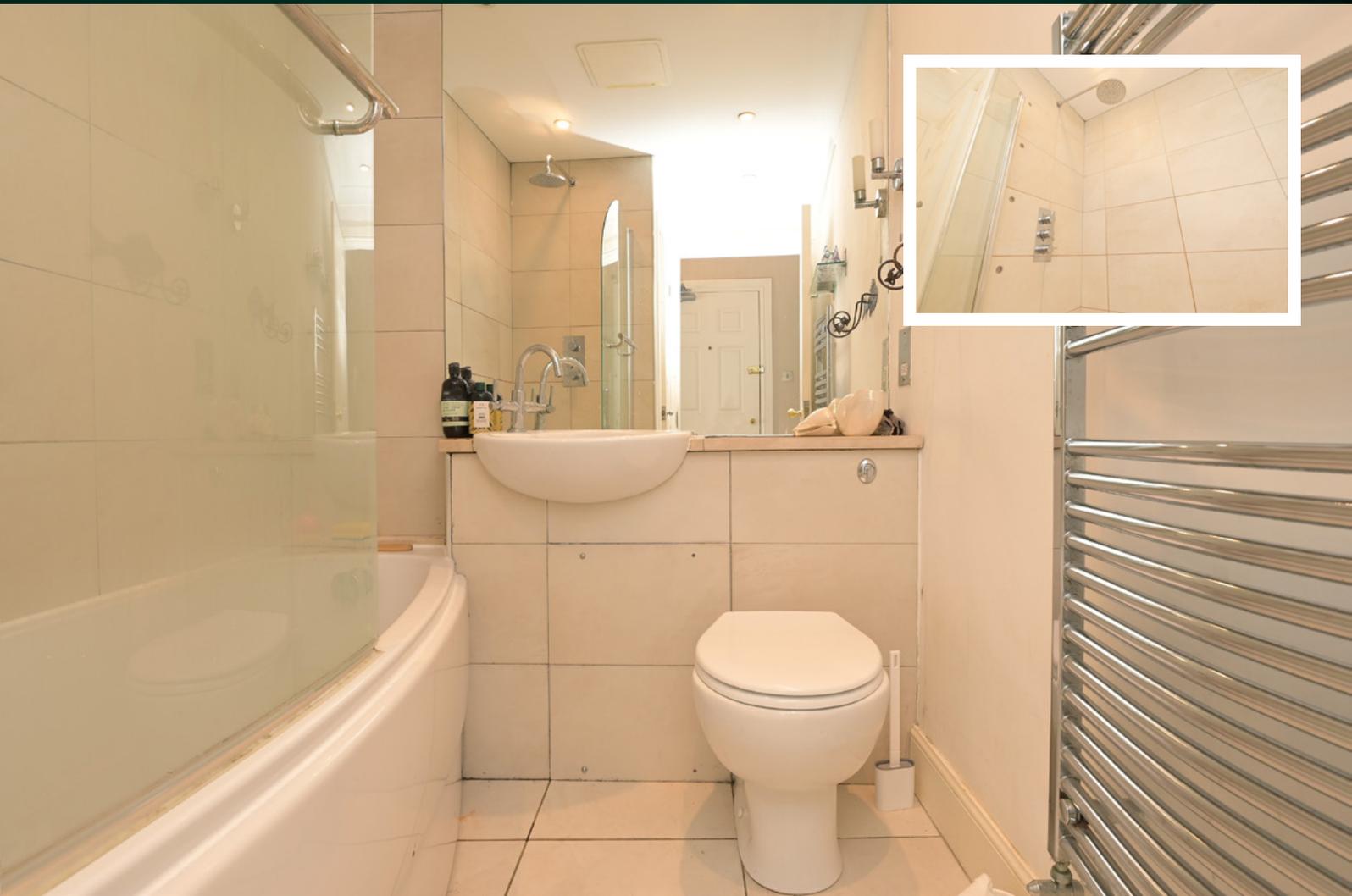
- Fully equipped kitchen/living/dining room. The kitchen is fitted with quartz worktops, convection fan oven, and integrated microwave, washer dryer, Siemens appliances, dishwasher, fridge and freezer, and has been finished to a high standard. The flat has oak wooden floors, cornicing and traditional wooden shutters and offers various possibilities for furniture arrangements.





- There is one main bedroom which is generously proportioned and too has original shutters, built-in storage area above bed at ceiling height and ample space for freestanding storage options.
- The flat has one main bathroom which is fully tiled with a modern white three-piece suite and is fitted with a shower over the bath.

## THE BATHROOM



# THE BEDROOM

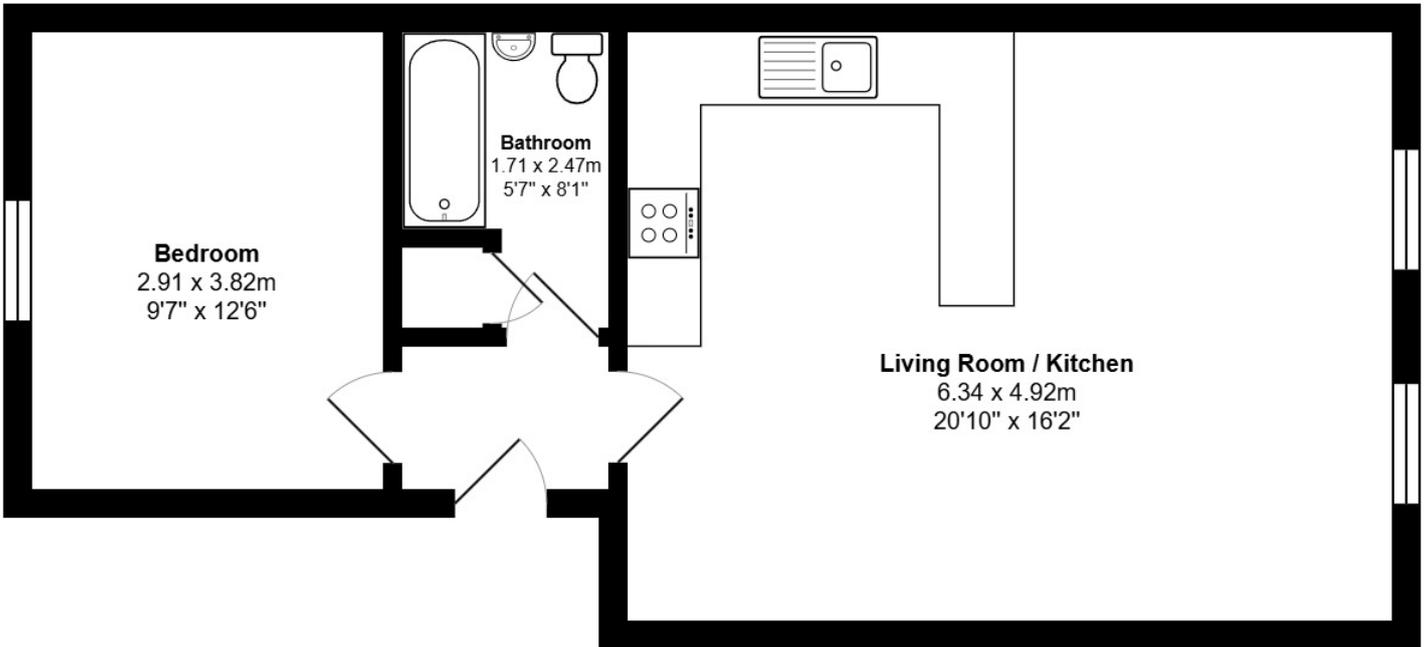


In addition, the property includes gas central heating, on-street parking local parking for residents and visitors alike and trams right on the doorstep.

# EXTERNALS & COMMUNAL AREAS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup> | EPC Rating: D

Extras: Some furniture is available by separate negotiation.



# THE LOCATION

This 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 and tram 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 Spencer food hall, 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.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.