





## DESCRIPTION

An excellent opportunity has arisen to acquire a stunning 2 bedroom forth floor apartment located in a most sought after location. The property offers great open plan living space and benefits from private balcony.

The property comprises of:

- Entrance hallway with storage space
- Bright and spacious open plan living/kitchen/diner
- Private balcony
- Family Bathroom
- Primary bedroom with en-suite and fitted wardrobes
- Bedroom 2 with fitted wardrobes
- Allocated parking space

## Viewings

by appointment please call Gibson Estate Agents on 0131 2973177



## LOCATION

Leith is a vibrant and cosmopolitan suburb of Edinburgh. The Shore is a vibrant waterfront regeneration area for all amenities including a range of supermarkets and a good selection of local shops. For sporting and recreational enthusiasts, the David Lloyd Tennis and Fitness Club is located close by along with the wide open spaces of Leith Links. In the Shore area itself, there are Michelin-star restaurants and a variety of bars and pubs catering for all tastes. The Ocean Terminal shopping centre, within easy reach, has the Royal Yacht Britannia and a 12-screen cinema as well as a variety of retailing on offer. The area enjoys excellent 24 hour transport links to Edinburgh city Centre (10 minutes away) and direct bus links to the airport with day and night services.

