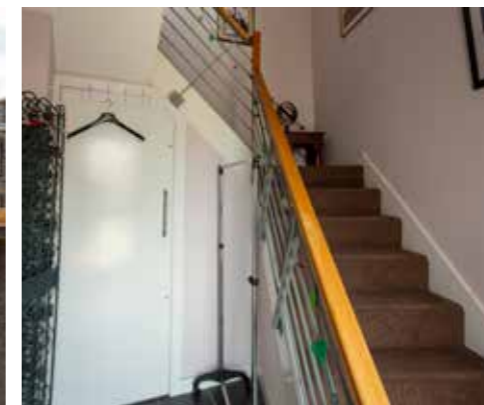


14C Constitution Street,
Edinburgh
EH6 7BT

cameron stephen
solicitors & estate agents



Unique, main door, duplex apartment on the edge of a modern development





description

Individual, main door duplex apartment in the heart of the vibrant Shore area of Leith. Accessed from the rear of the building, the well presented accommodation on the second and third floors offer an element of privacy with your own main door and private staircase at ground level. The accommodation, on the second floor, comprises entrance hall, open plan sitting room / kitchen / dining room with triple windows to the front and wood flooring. There is also a wc on this floor, as well as the staircase to the upper level. On the upper level, there is a master bedroom with fitted wardrobes and an en suite shower room, guest bedroom with fitted wardrobes and third double bedroom / study with fitted wardrobes. This floor also has a family bathroom. There is good storage throughout the property, including a large understair cupboard on ground level. The property benefits from electric heating, double glazing and a security entryphone system (including for access from a private gate outside). There is a roof terrace shared by the development and this property also benefits from a single garage. Overall, this is a truly unique space which must be viewed to be fully appreciated.

accommodation

- Ground floor entrance and stairs
- Upper landing, internal hall and stairs
- Open plan sitting room / kitchen / dining room
- Master bedroom with fitted wardrobes & en suite shower
- Guest bedroom with fitted wardrobes
- Bedroom 3 / study
- WC & Bathroom
- Single Garage
- Communal roof terrace

factor

The development is managed by Ross & Liddle and a payment fee is payable. This includes buildings insurance, and maintenance.

additional information

- Home Report Value: £310,000
- EPC Rating: D
- Items to be included in the price: Flooring, light fittings, curtains, blinds and kitchen appliances.



the locality

Situated within Leith's fashionable Shore district, which is a blend of converted warehouses and state of the art architecture, the area is one of Edinburgh's most sought after residential locations. Home to the Scottish Office and the Royal Yacht Britannia, there are a wonderful variety of stylish restaurants, bars, cafes and bistros all within walking distance. The Ocean Terminal shopping mall is within easy access offering a wide range of High Street stores, restaurants, a multi-screen cinema complex and a Pure Gym. Excellent leisure facilities in the vicinity include a David Lloyd Health & Fitness Club at nearby Newhaven and the 12-mile Water of Leith Walkway, which runs from Leith to Balerno, offering lovely scenic walks/cycling. A frequent and effective public transport service operates to many parts of the City and the City Bypass is within short drive distance giving access to the A1 and south, Edinburgh International Airport, the Forth Bridges and the central motorway network



features

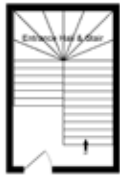
- Private main door and stair
- Open plan living space
- Spacious accommodation

asking price & viewing arrangements

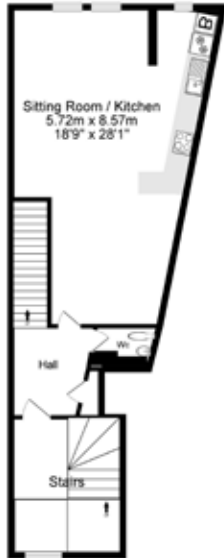
For information, the asking price and viewing arrangements, please refer to our website www.cameronstephen.co.uk or call us on 0131 555 1234



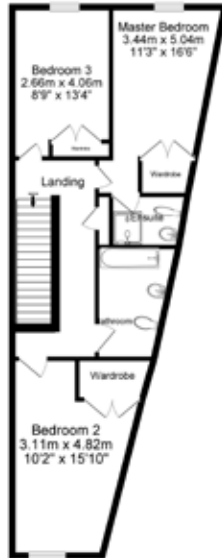
Ground Floor Entrance 12.59 sq. m.
(135.50 sq. ft.)



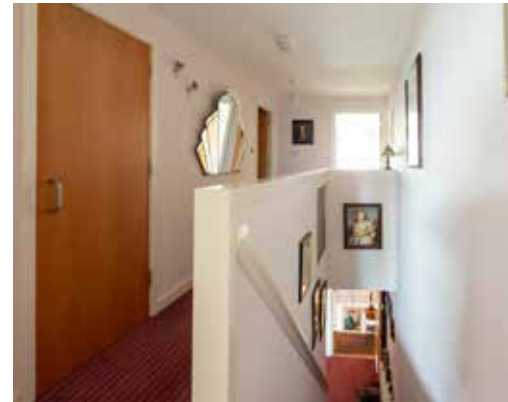
Second Floor 60.47 sq. m.
(650.86 sq. ft.)



Third Floor 61.70 sq. m.
(664.15 sq. ft.)



TOTAL FLOOR AREA: 110.00 sq. m. (1184.00 sq. ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or discrepancy in the floorplan. The plan is for guidance purposes only and should be used as such by the prospective purchaser. The location, quantity and appearance of items shown are not intended to constitute any guarantee as to their quantity, or efficiency nor to be given. Made with AutoCAD 2011/12



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