



## Flat 9, 8 Maritime Street

The Shore, Edinburgh, EH6 6SB

### Description

Forming part of the renowned and award-winning 'Leith Lofts', this unique, contemporary and stylish second floor apartment forms part of a "B" listed converted whisky bond building completed by renowned architects Duffy & Batt. The development benefits from a secure video-entryphone, lift access and there is an allocated parking space to the rear. The interior, which is extremely bright and generously proportioned, is complemented by some of the original features such as exposed beams and pillars, shutters and also has the benefit of a west facing balcony located off the open plan living space.

The accommodation comprises - spacious open plan sitting / dining / kitchen with the balcony off the sitting area and the kitchen area fitted with modern base and wall mounted units; spacious hall; utility room

### "A contemporary 2 bedroom second floor apartment with balcony and parking"

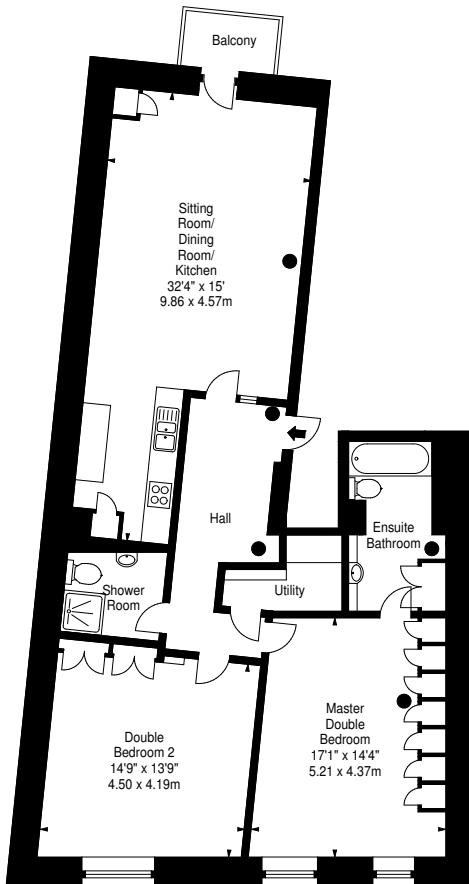
with fitted cupboards and ceiling mounted drying rack; master bedroom with extensive fitted wardrobes and an en-suite bathroom; large double bedroom 2 with large fitted wardrobe; and shower room.

### Location

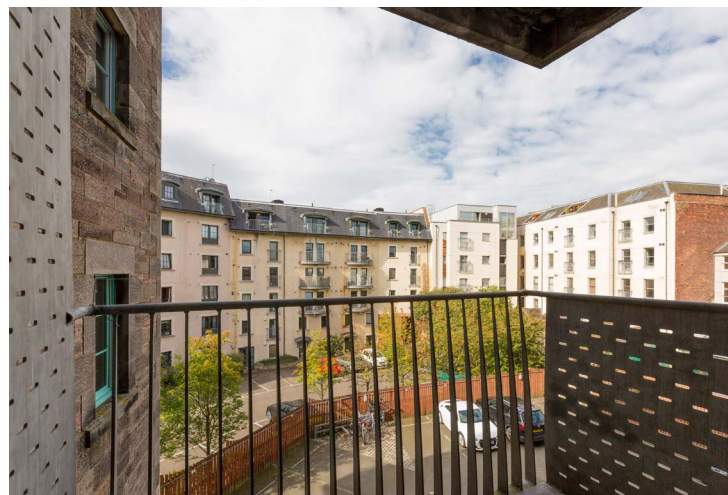
The Shore is a vibrant cosmopolitan area set around the mouth of the Water of Leith offering a unique waterfront setting a short distance from the city centre. The area boasts the extensive Ocean Terminal shopping centre in the heart of the waterfront development which houses many popular high street shops and a M&S Simply Food and there is a 24 hour Asda superstore at Newhaven. There is an extensive choice of quality eateries in nearby Leith including 2 Michelin-starred restaurants and numerous bars and cafes.



Approx. Gross Internal Area  
1172 Sq Ft - 108.88 Sq M  
For identification only. Not to scale.  
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Second Floor



## Garden

There is a west facing balcony located off the open plan living space.

## Parking

To the rear of the property is an allocated parking space within the residents' car park.

## Fixtures and Fittings

All window shutters and light fittings are included in the sale price as are the extractor hood, cooker, fridge/freezer and dishwasher in the kitchen and the washing machine and tumble dryer in the utility room.

## Services

The property is heated by gas central heating.

## Management

The development is factored and maintained by Charles White.

## EPC Rating C

## Home Report

The Home Report is available to be downloaded from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.

**Note:** Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.