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84/3 Constitution Street, The Shore **Edinburgh**

84/3 Constitution Street, The Shore, Edinburgh EH6 6RP

A fantastic opportunity to buy this beautifully presented and extremely spacious unique three bedroom duplex apartment. The property is formed over the second and third floor of a traditional stone building in the extremely popular Shore district of Edinburgh.

full working shutters all adding to the appeal and desirability of this immaculate property. There is also an integrated surround sound system as well as gas central heating and partial double glazing.

The flat is entered via secure entry phone system and communal stairwell leading to the front door. Welcoming hallway providing access to all rooms on the lower level and large under stair cupboard. Spacious lounge with feature wood burning stove. There are three double bedrooms, two with small wardrobes and one with a press cupboard. Contemporary bathroom with a four piece suite comprising shower cubicle with mains shower, bath, wash hand basin and WC.



The carpeted stair leads to the stunning upper level which is an extremely spacious open plan living/dining/kitchen. The kitchen area has a selection of floor and wall mounted units and the integrated appliances include a four ring gas hob with extractor and light, electric oven and dishwasher. There is plumbing for washing machine and space for a fridge freezer. Formal dining area which comfortably seats eight to ten people. There is a separate bay window seating area and additional living space which the current owners have divided to form a separate study area. There is access to eaves storage as well as a large storage cupboard and a partially floored loft with built in ladder. The dishwasher will be included in the sale, other items available through separate negotiation.

Features include wooden flooring, featured tiles, built-in LED lights,

EER rating : Band D

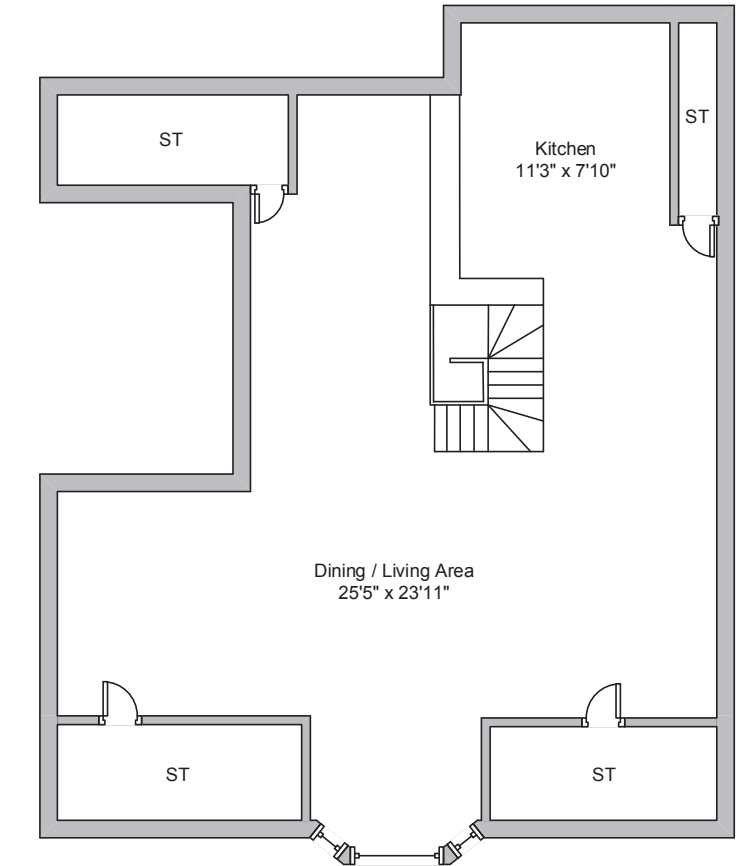
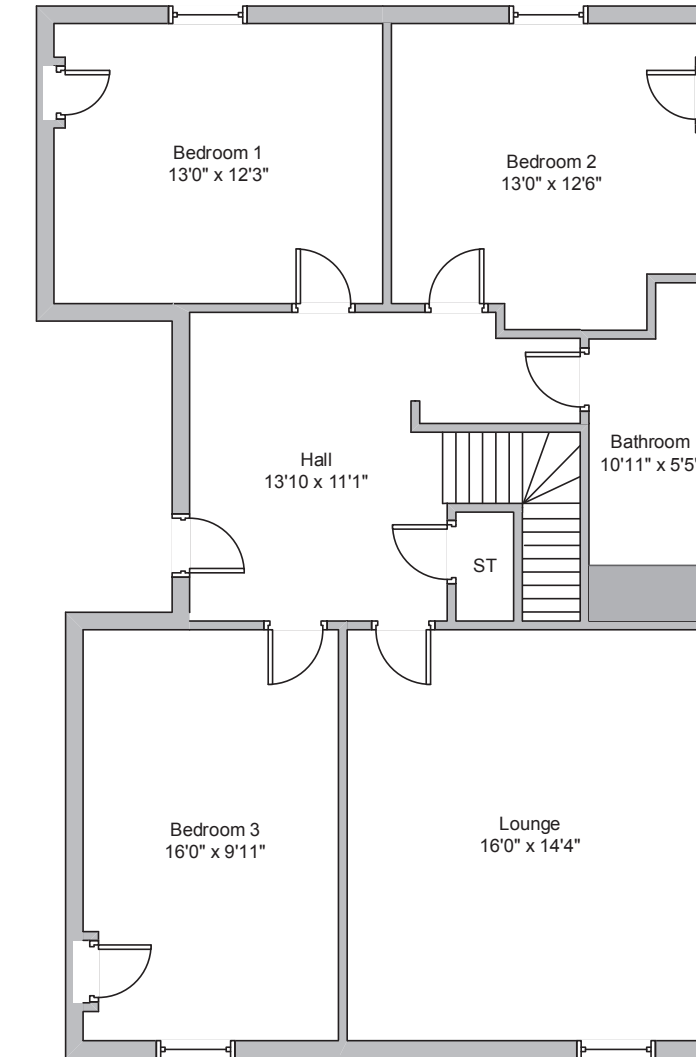
Property reference : MR0123



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Approximate gross internal area 1667 sq ft - 155 sq m



Property location

The property is located in the vibrant and rejuvenated Shore area of Leith, to the north of the City Centre. The Shore now boasts a wide range of cosmopolitan bars, bistros and restaurants, including Martin Wishart and The Kitchen, both with Michelin stars. The area also features Ocean Terminal with its broad range of shops and multi-screen cinema, the Royal Yacht Britannia, a Pure Gym and David Lloyd Health Club together with the wide open spaces of Leith Links a short distance away. Frequent bus services provide easy access to the City Centre and surrounding areas.

Find out more...

For more information or to arrange a viewing please contact Clyde Property Edinburgh
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