



32/11 Coburg Street
The Shore
Edinburgh, EH6 6HL



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Property Summary

This two-bedroom, two-bathroom second-floor flat forms part of an established development in the city's exclusive Shore area and is presented with a palette of neutral décor throughout. Sure to appeal to professionals, couples, young families, downsizers, and rental investors alike, the flat benefits from enviable close proximity to the Shore's eclectic range of eateries, the scenic Water of Leith walkway, a selection of shops, Ocean Terminal Shopping Centre, primary and secondary schools, parks, and the waterfront.

Please contact us for more information:

0131 555 7055 | property@watermans.co.uk | www.watermans.co.uk

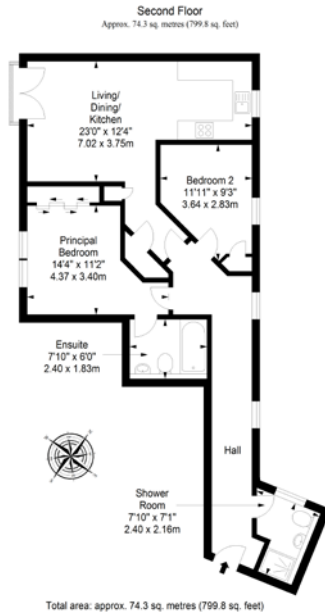


Features

- Second-floor flat in The Shore
- Secure shared entrance and lift service
- Light-filled, dual-aspect kitchen, living & dining room
- Two double bedrooms with built-in storage
- One en-suite bathroom
- Separate shower room
- Landscaped communal grounds
- Private residents' parking
- Gas central heating system
- Double-glazed windows



Floorplan



EPC Rating - B | Council Tax band - E | Home Report Value - £260,000

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Price & Viewings

Please refer to our website
www.watermans.co.uk

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