



54/1F2 Bernard Street
The Shore, Edinburgh
EH6 6PR



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Property Summary

Enjoying a sought-after city address, this spacious two-bedroom flat on the first floor of a B-listed Victorian tenement building lies within the historic Leith conservation area, a stone's throw from tram links and The Shore's waterfront bars and prestigious eateries. This uniquely-configured home has a quiet rear position and features multi-level rooms finished in an easily-personalised neutral décor, highlighted by warm wood-coloured flooring and striking accent touches. There is also access to a private store and on-street parking.

The flat is accessed via secure communal stairs. Once inside, the entrance hall (with storage) stretches almost the full length of the flat, leading down two short flights of steps where the wood flooring flows seamlessly through double doors into a striking open-plan reception room set across two levels.



Features

- Rear-facing first-floor flat in a Victorian B-listed tenement
- Desirable Leith location, close to The Shore and transport links
- Secure shared stairwell
- Entrance hall with storage
- Bright and spacious living room open to:
- Stylish dining/breakfast kitchen
- Two carpeted double bedrooms with storage
- Contemporary four-piece bathroom with underfloor heating
- Regulated on-street parking (Zone N8)
- Gas central heating and secondary glazing



“A fantastic social space for everyday living and entertaining, this consists of a well-proportioned living room, with steps up to a dining area open to the stylish monochrome breakfast kitchen...”





Stylish dining/breakfast kitchen

A fantastic social space for everyday living and entertaining, this consists of a well-proportioned living room, with steps up to a dining area open to the stylish monochrome breakfast kitchen, well-appointed with cabinets and ample workspace.



Integrated appliances include an oven and gas hob with feature hood and splashback, a dishwasher and a washing machine. Additionally, there is also a freestanding fridge freezer.





The bedrooms

The two double bedrooms accessible from the hall are both carpeted and boast extensive built-in wardrobe storage.





The bathroom

Finally, the split-level bathroom, also located off the hall, is presented in warm-toned tiling and features underfloor heating, a heated towel rail, a large fitted mirror, walk-in shower, double ended bath, WC and vanity basin. The property benefits from gas central heating and secondary glazing.



Regulated on-street parking (Zone N8)

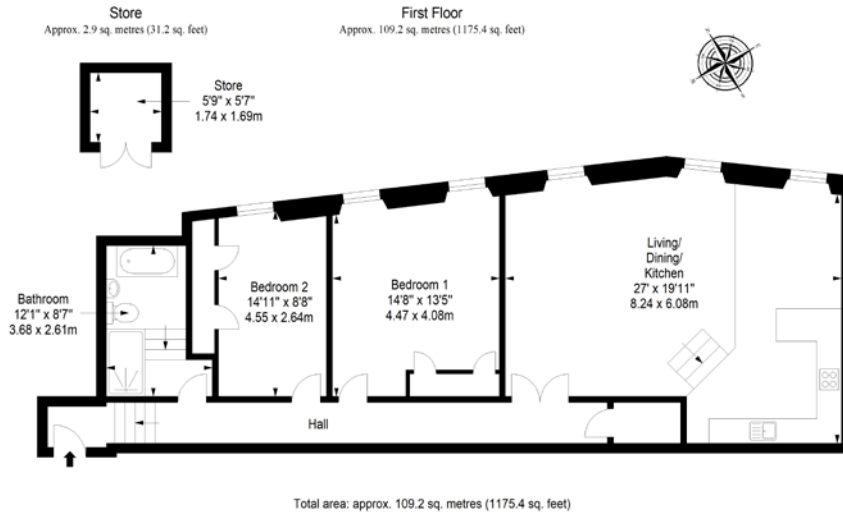
Outside, a generous external store (with shelving) is located in the communal vestibule - perfect for secure bike storage. Within walking distance of the Leith waterfront and local green spaces, Bernard Street is also on several major bus routes and a short walk from a tram stop, connecting you to the city centre and airport. On-street parking is regulated under Zone 8.

The Shore, Leith

Approximately two miles north of Edinburgh city centre, this vibrant suburb was once a thriving port at the heart of the capital's maritime industry. Like much of Edinburgh's northern seaboard, The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital, recently voted as one of the best places to live by The Times in 2019. Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city. The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food. The Shore is served by an excellent range of local services and amenities, particularly in the bustling shopping area around the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities including a variety of high-street stores, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Shore is within the catchment area for well-regarded primary and secondary schools and enjoys fantastic public transport links into the city centre, including a nearby tramline to the airport. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.



Floorplan



EPC Rating - C | Council tax band - B | Home report Value - £370,000

Extras: The sale includes all fitted floor and window coverings, light fittings, and kitchen appliances. All furniture available by separate negotiation.



Price & Viewings

Please refer to our website
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