





# DESCRIPTION

Fabulous two bed spacious apartment on the fourth floor of this ideally located development There is a feel good flow to this bright and welcoming property which has been well looked after by its current owners and has a combination of fresh neutral décor.

- The property comprises of:
- Welcoming entrance hallway with secure entry system
  - Modern open plan lounge/kitchen with integrated appliances/diner
  - Primary bedroom with double wardrobes and en-suite
  - Bedroom 2
  - Stylish family bathroom
  - Car park
  - All amenities close by

Viewings by appointment with Gibson Estate Agents



# Location

The location of this property is truly convenient, with easy access to the fashionable Shore area and Ocean Terminal. Just a short distance away, you'll find several supermarkets for all your shopping needs, and if you're looking for more options, Craigleith Retail Park is nearby. For those seeking recreational activities, there are plenty of options in the vicinity including a David Lloyd gym with an outdoor pool, a local bowling green, Inverleith Park, Victoria Park, and the stunning Royal Botanic Gardens. If you enjoy outdoor activities, you'll love the proximity to the charming waterfront path and causeway that leads to Cramond Island. This scenic route is perfect for joggers, dog walkers, and families looking to enjoy a leisurely stroll. Additionally, a reliable bus service is available to take you to the city center and surrounding areas, making commuting a breeze.

