



MACWOOD



13/2 TOWER STREET,  
EDINBURGH





# WHAT YOU NEED TO KNOW



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Situated in the heart of Leith's fashionable and cosmopolitan Shore, this two-bedroom apartment with private parking in a sought-after residential development will appeal to first-time buyers, investors and professionals.

Welcomed by a ground-floor hallway equipped with built-in storage you move into a light-filled south-west-facing living room. Boasting a continuation of the hallway's handsome wooden flooring and an elegant neutral colour palette this inviting space exudes a warm ambience. Spacious in layout it allows for a variety of furniture configurations with the current owners utilising it for dining as well as relaxation. Adjacent lies a sizeable south-west-facing kitchen showcasing a bold modern design of red gloss wall and floor units, black worktops, and a black tiled splashback. Integrated appliances include a gas hob, oven, extractor hood, and dishwasher. Each of the two tastefully decorated double bedrooms is wonderfully light and airy and feature built-in mirrored wardrobes. The principal is enhanced by a luxurious contemporary en-suite shower room with a hidden cistern WC and a transparent countertop washbasin. Completing the impressive internal layout is a stylish and fully tiled bathroom adorned with a hidden cistern WC, washbasin built into vanity, and corner Jacuzzi bath with wall-mounted shower.

Externally residents enjoy shared landscaped grounds and access to private parking.







## OUR EXPERT SAYS...

*"This bright and stylish two-bedroom apartment in Leith's vibrant Shore offers modern interiors, private parking, and a prime location perfect for professionals or first-time buyers."*

**- Ross MacDonald,  
Director**



**711 FT<sup>2</sup>**













# FLOORPLAN

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GROUND FLOOR







# LOCATION



Lying in Edinburgh's Leith's, regularly voted one of the UK's coolest neighbourhoods, The Shore is a vibrant and cosmopolitan area.

Discover delicious eateries such as the Michelin-starred Martin Wishart, The Ship on The Shore, and Fishers as well as bustling bars including Teuchters Landing. Constitution Street and nearby Leith Walk also have an array of popular pubs and restaurants.

Leith Links and Leith Victoria Swim Centre are within walking distance whilst David Lloyd Health Club Newhaven featuring swimming pools, fitness classes, a state-of-the-art gym, and more is a short drive. Ocean Terminal with its well-known casual dining options such as Pizza Express and Nando's, multiplex VUE Cinema, high street retailers, and PureGym is also easily accessible on foot or by car.

Daily shopping needs are met by convenience stores on Constitution Street along with a large Tesco supermarket on Duke Street, an Aldi on Commercial Street, and a 24hr ASDA at Newhaven. Every Saturday there is a thriving farmer's market held on Dock Place with an array of street food, artisan produce, and crafts.

The property lies in the catchment for Victoria Primary School and Trinity Academy with Edinburgh's private options such as Edinburgh Academy and Fettes College in easy reach. It is well placed for Scottish Government buildings. Excellent transport links mean that regular buses and trams take you swiftly into the City Centre and onto Edinburgh International Airport. It is perfectly situated for the A1 and the City Bypass.





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