



CLANCYS

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# 16/2 Chapel Lane,

Edinburgh, EH6 6SG





## Description

Clancy's Solicitors & Estate Agents are delighted to bring this lovely ground floor flat, forming part of a listed warehouse building conversion additional features include a secure entry system and lift to all floors. The flat is offered to the market in good order, and the accommodation briefly comprises an entrance hall, living room, a modern fitted kitchen, a light and airy double bedroom and bathroom with white suite with mains operated shower over the bath. This property will make the ideal purchase for any first-time buyer, young professional or perhaps someone who is downsizing.

## Location

The property is situated within the cosmopolitan Shore area of Edinburgh which offers a superb array of bars and world class restaurants as well as the Ocean Terminal shopping centre which houses a number of high street stores, a multi-screen cinema and a large Pure Gym. There are excellent public transport links to the City Centre and surrounding areas and many of the Capital's renowned restaurants, bars, art galleries and attractions are close at hand. There are a fantastic range of leisure opportunities in the surrounding area including Leith Links, The Water of Leith Walkway, Holyrood Park, Arthur Seat and Craigmillar Park. There is a regular bus service to the City Centre and surrounding areas and the city-Bypass is easily accessible with links to Scotland's main motorway network.

## Factoring

The property is factored by Above Board Homes, 5 South Charlotte Street, Edinburgh, EH2 4AN. Quarterly and a fee of approximately £325.00 is payable quarterly.

## Extras

All fitted floor coverings.

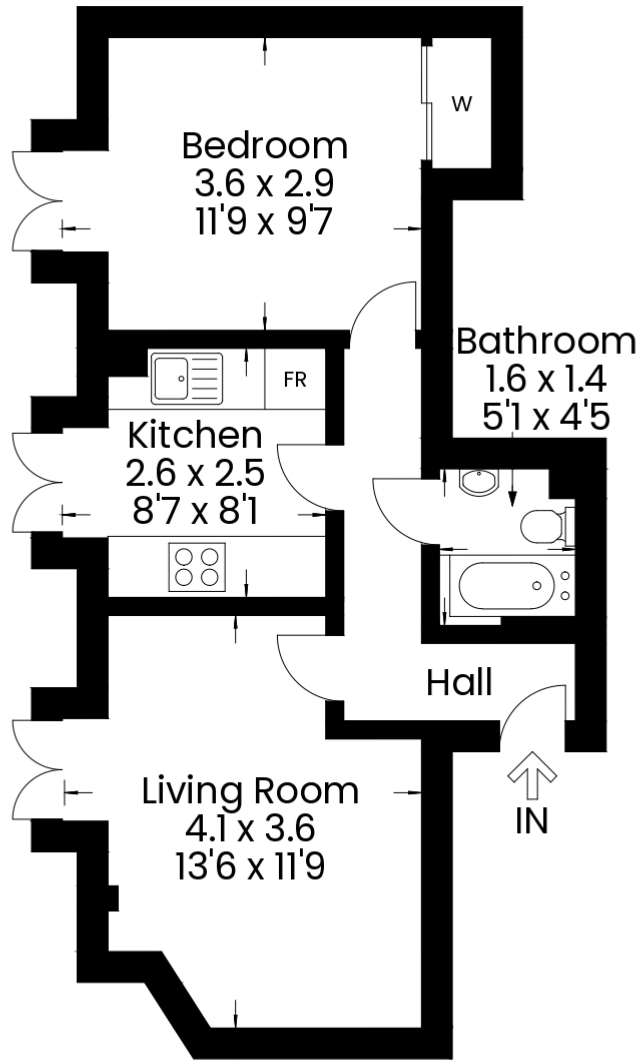
## Features

- Entrance hall
- Living room
- Kitchen
- 1 Bedroom
- 1 Bathroom
- Electric heating
- EPC rating - C
- Council Tax Band - C
- Tenure - Freehold









vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2025