

# 197 Lindsay Road

The Shore, Edinburgh, EH6 6ND



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# An exceptional main-door apartment



This main-door ground-floor apartment is an exceptional two-bedroom two-bathroom residence, which forms part of the factored Britannia Quay development. The modern home is presented to market in true walk-in condition, enjoying spacious accommodation that is finished to high standards, including a neutral palette of décor throughout and quality fixtures and fittings. It further boasts a large reception area with an open-plan footprint, as well as a private balcony. It also has excellent built-in storage and allocated parking in an underground car park. Furthermore, the property is set close to Leith's historic harbour in Edinburgh's highly fashionable Shore area, benefitting from outstanding local amenities, trendy bars and award-winning restaurants, and superb transport links, including a nearby tramline to the city centre and airport. Undoubtedly, the impressive city home will be in high demand across a broad variety of buyers, from professionals, to couples, small families, and downsizers.

## General Features

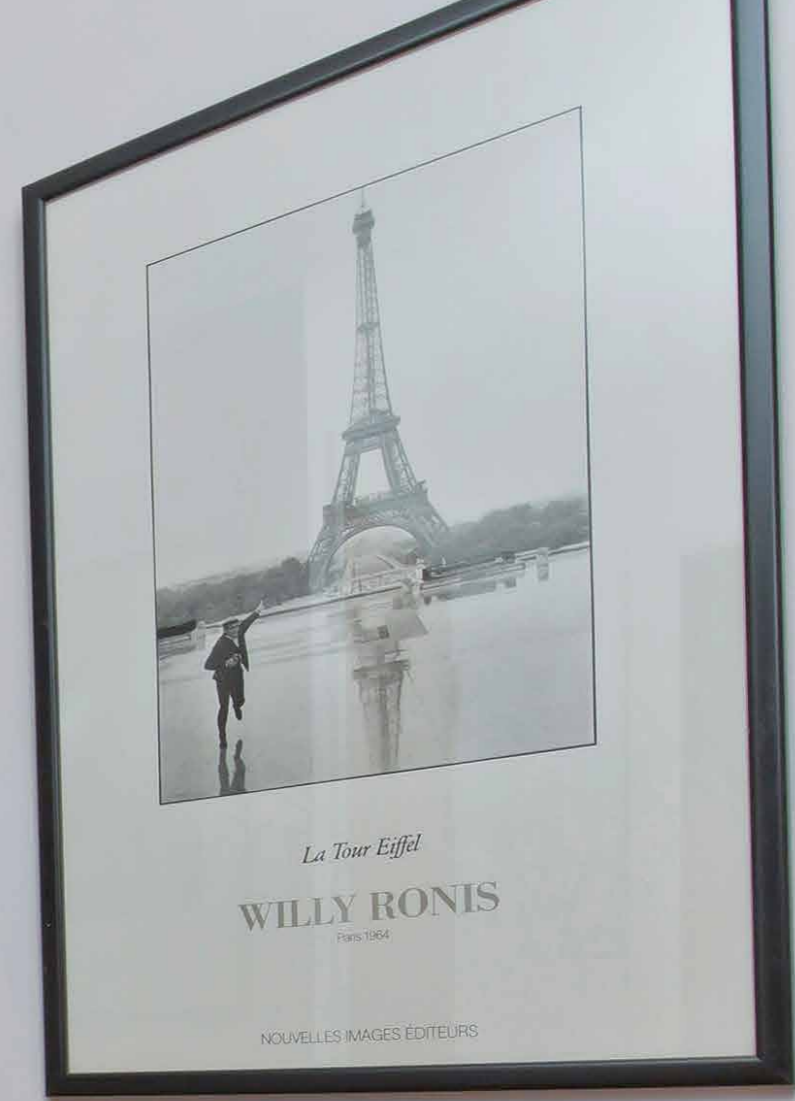
- A ground-floor apartment in walk-in condition
- Part of the exclusive Britannia Quay development
- Highly sought-after location in The Shore
- Modern neutral interiors finished to high standards

## Accommodation Features

- Secure private main-door entrance
- Inviting vestibule and hall with generous storage
- Large open-plan kitchen/living/dining room
- Modern kitchen with integrated appliances
- Private balcony that is sheltered
- Two double bedrooms with built-in wardrobes
- Modern three-piece en-suite bathroom
- Quality three-piece family shower room
- Gas central heating and double-glazed windows

## Exterior Features

- Expansive communal gardens that are landscaped
- Allocated parking in a secure underground car park
- Secure communal bike storage



# An outstanding apartment with a private entrance

The apartment has a private main-door entrance, which opens into an inviting vestibule flowing through to a central hall. Immediately, the home's high standards are apparent, with the appealing décor setting the scene for the following accommodation. Furthermore, the hall provides generous storage and a utility cupboard before flowing through to the reception area.



# Open-plan

living area  
with a private balcony



Sharing a substantial open-plan layout, the kitchen, living and dining room is an all-purpose space that can accommodate a fantastic range of furnishings, from comfortable sofas to a family-sized table and chairs. The room enjoys understated décor and a soft fitted carpet, providing buyers with an appealing blank slate in a minimalist-inspired style. It further boasts triple-aspect glazing for a light-filled ambience throughout the day. In addition, a glazed door opens out onto a private balcony that is sheltered for use whatever the weather. It is a lovely outdoor space for socialising with friends and a coffee.

# A sociable

space for cooking and dining



Neatly zoned to the rear of the open-plan living area, the kitchen complements the aesthetic of the reception room and it also emphasises the sense of space thanks to its discreet positioning.

# A modern kitchen with integrated appliances

It features a generous selection of wood-toned cabinets and stone-effect worktops, brightened by undercabinet lighting and attractive mosaic splashbacks. The modern look is further enhanced by a range of integrated appliances, creating that desirable matching finish (range-style cooker with five-burner gas hob and double oven, fridge/freezer, and dishwasher). A washer/dryer is quietly kept in the hall's utility cupboard.



# Attractive

double bedrooms with generous wardrobe storage

Located on opposite ends of the home, the two double bedrooms both continue the keen eye for detail, maintaining the impeccable standards found throughout. Each room is decorated in a calming palette of subtle hues and with plush carpets for maximum comfort. Furthermore, both rooms are spacious and airy, providing ample room for a variety of bedside furnishings, in addition to generous built-in wardrobe storage.





## The principal bedroom

The principal bedroom further benefits from the luxury of an en-suite bathroom, whilst the second bedroom enjoys a beneficial southwest-facing aspect.



# Bathrooms

A family shower room & en-suite bathroom

The family shower room and principal bedroom's en-suite bathroom both have matching designs, pairing neutral décor with white tiles and wood finishes. The shower room features a modern three-piece suite, fitted with a half-pedestal washbasin, a hidden-cistern toilet, and a step-in shower cubicle. The en-suite has the same fixtures, but with a bathtub instead of a shower. For year-round comfort, the property has gas central heating and double-glazed windows throughout.



# An expansive

communal garden  
that is carefully maintained



Externally, residents have shared use of beautiful communal gardens that are carefully maintained for year-round enjoyment. The gardens feature sweeping lawns, dotted with mature trees and planting, in addition to a large paved area with benches for relaxing in the sun. Furthermore, the development provides allocated parking in a secure underground car park, including secure communal bike storage.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washer/dryer to be included in the sale. This property can be sold with all furniture included.

Factor: the development is factored by Hacking and Paterson and the monthly fee is approximately £115 per month, which includes the cleaning, lighting and maintenance to all communal areas, as well as lift maintenance and block buildings insurance.

## Property Name

197 Lindsay Road

## Location

The Shore, Edinburgh, EH6 6ND

EPC Rating - C

Council Tax Band - E

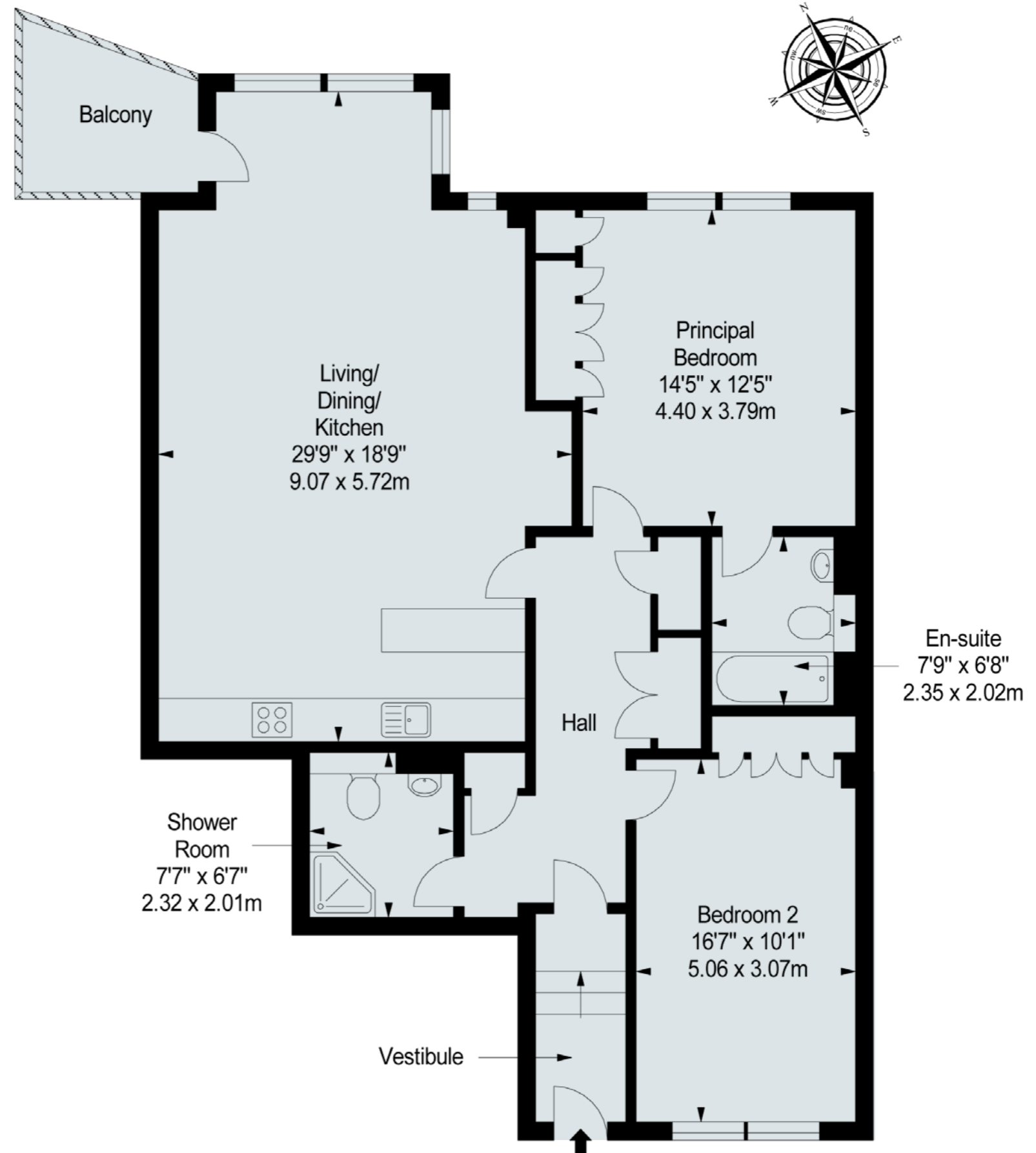
Home Report Value - £295,000

## Approximate total area:

113.1 sq. metres (1217.4 sq. feet)

## Ground Floor

The floorplan is for illustrative purposes.  
All sizes are approximate.





# The Shore

One of the most desirable postcodes in the capital



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.



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