



8/7 Sandport Way



The Shore, Edinburgh, EH6 6EA

Description

Situated in the heart of The Shore, one of Edinburgh's most fashionable and cosmopolitan areas, this waterfront duplex penthouse is the ultimate statement in stylish, contemporary living. Arranged over the fourth and fifth floors of an iconic and award-winning development, the apartment commands spectacular views over the Water of Leith and the surrounding cobbled streets. The property is accessed via a secure video entry phone system with lift or stairs leading to the fourth floor. Here, a spacious entrance hall welcomes you into the apartment which boasts immaculately finished interiors in a palette of crisp white and soft, neutral tones. This, together with an abundance of natural light highlight the quality fittings and features including solid wood doors and hardwood effect flooring throughout. The semi open-plan living room and dining area boast large, south and west-facing floor-to-ceiling windows and doors flooding the space with natural light. Double glass doors lead to a part-covered roof terrace and balcony with breath taking waterfront views and is the ideal space for relaxing or dining al fresco. On the opposite side of the hallway is a spacious dining kitchen. Behind the modern units, this kitchen hosts an impressive range of integrated appliances with enough space for a large dining table and further loose standing furniture. Three hall cupboards and an immaculate WC complete the accommodation on this floor. A wide flight of stairs lead to the fifth floor where another very airy hallway gives access to the bedrooms and also to the communal area. On this level, you will find two spacious double bedrooms, each enjoying the luxury of its own en-suite. The master bedroom is a serene space, divided into two versatile areas with no less than six windows, a built-in wardrobe and a fully tiled en-suite bathroom. The second double bedroom also benefits from a built-in wardrobe and an en-suite shower room. Gas central heating and double glazing ensure a warm and cost-effective living environment all year round. This immaculate property will appeal to city professionals and investors alike, therefore early viewing is highly recommended.



8/7

Sandport Way

The Shore, Edinburgh, EH6 6EA

“Stylish and contemporary duplex penthouse with open-plan layout, quality fittings and features and breath-taking waterfront views”

Summary Of Accommodation

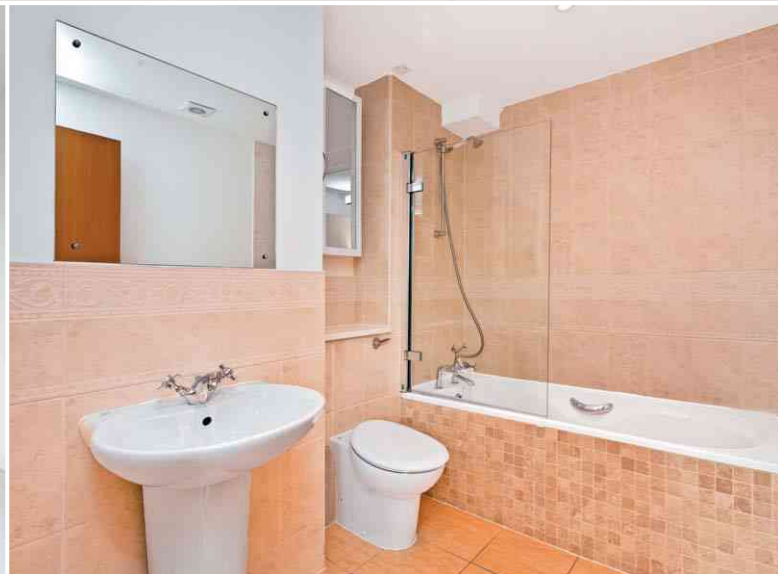
- Spacious Entrance Hall
- Splendid Living Room with Dining Area
- Large Terrace and Balcony
- Contemporary Dining Kitchen
- Master Bedroom with En-Suite Bathroom
- Second Double Bedroom with En-Suite Shower Room
- Separate WC
- Ample Storage Throughout
- Secure Video Entry Phone System
- Communal Stair and Lift
- Private Residents' Parking
- Double Glazing
- Gas Central Heating
- Breath-Taking Views

Offers Over £295,000

Home Report Value £300,000

Viewing Sunday 2-4pm or telephone VMH Solicitors on 0131 622 2626 for an appointment







The Shore

The fashionable and cosmopolitan Shore area is located approximately three miles north of the City Centre. Within the last few years this area has undergone an extensive programme of re-generation with many of the older buildings and dock side warehouses being upgraded and converted to provide fabulous residential accommodation. The area benefits from an excellent range of shops, recreational facilities, cafes, bars and Michelin restaurants. The property is also ideally placed for nearby Ocean Terminal, which offers a number of retail outlets including Marks & Spencer's Food, Debenhams and also houses a multiplex cinema, gym and the Royal Yacht Britannia. The property is also convenient for the Scottish Office, and the area in general benefits from a good bus service giving access to the City Centre and surrounding districts.

Factors

Ross & Liddell are the current appointed factors with a monthly fee of £100. This covers buildings insurance, routine cleaning and maintenance of the communal areas, and the exterior of the building.

Gardens

This penthouse boasts a large, partly enclosed terrace and balcony area. There are also lovingly maintained communal grounds around the development with a bike store, bin and recycling areas.

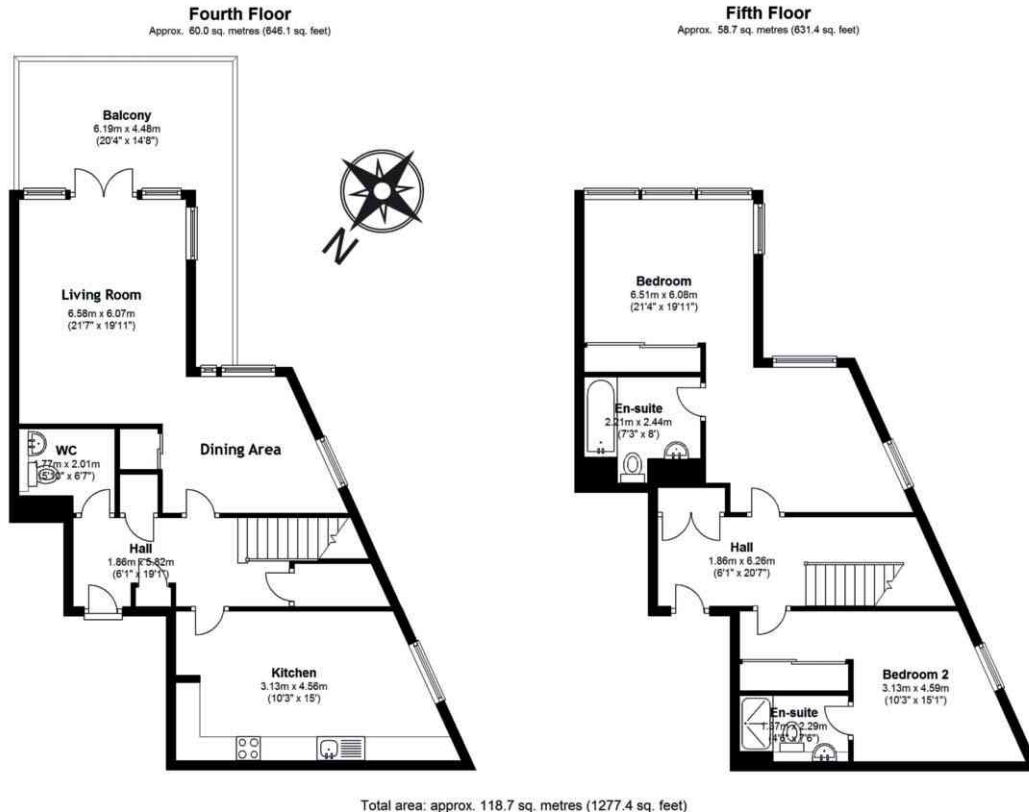
Parking

The development has its own off-street residents' parking facilities and this penthouse comes with two parking permits.

Extras

To include within the sale all carpets and fitted floor coverings, integrated appliances (dishwasher, fridge, freezer, washer/dryer, electric oven, gas hob and extractor hood), luxury curtains, and light fixtures and fittings. NB. If desired, the mirror on the upstairs landing can be included within the sale.





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HOME REPORT available from selling agents:- property@vmh.co.uk

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of any replacement windows. Although every attempt has been made to ensure accuracy, the details contained within this brochure are not guaranteed or warranted and will not form part of any future contract to buy. If you are interested in this property you are advised to have your solicitor note your interest in order that you may be informed if a closing date is fixed.