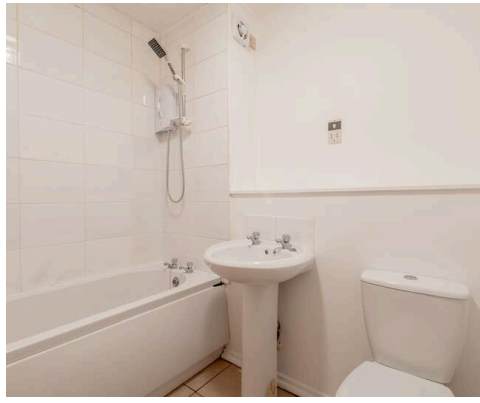
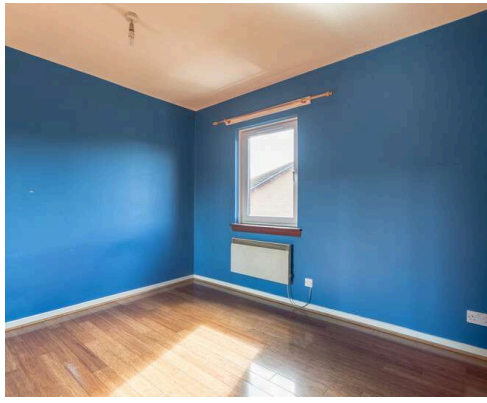


THE SHORE  
3/8 SHERIFF PARK  
EH6 6DX



EPC RATING: C

OFFERS OVER £180,000



## MODERN TWO BED THIRD FLOOR FLAT WITH STUNNING VIEWS OVER THE WATER OF LEITH

Located in the trendy Shore area, this great flat would be ideal for first time buyers, young professionals, sharers or investors as it has a wide array of amazing amenities on your doorstep, including an excellent range of restaurants, coffee shops & bars. Numerous bus & tram services into the city centre so also ideal for commuters.

### VIEWING

Sun 2-4pm or Pls Call 0131 4466850

#### PROPERTY DESCRIPTION

- Hall with handy cupboard housing hot water storage heater
- Bright spacious living/dining room with lovely outlook
- Kitchen with good range of cream & wood fitted units & appliances
- Two double bedrooms, one with fitted wardrobes
- Modern bathroom with bath with electric shower over, sink & wc
- Electric storage heating
- UPVC double glazed windows
- Cavity wall insulation – 15 year guarantee
- Well maintained landscaped gardens surrounding the development
- Residents' parking
- Charles White are the factors and they charge approx. £1,000pa to cover block buildings insurance & general maintenance of the building & grounds

#### AREA

The Shore is a very popular, trendy area in the east of the city which offers an excellent range of supermarkets (Lidl & Tesco), gyms, Leith Victoria swim & fitness centre, independent retailers, coffee shops, bars & restaurants, including a range of well renowned, high-end establishments making this a great area for foodies. There are superb amenities within the vicinity and in nearby Leith Walk, together with easy access into the city centre with its amazing nightlife, theatres & cinemas, especially the new St James Quarter. The flat is also well placed for lots of walks and open spaces including the Water of Leith and Leith Links, with Portobello beach a short drive away. There are numerous bus services both into and out of

town, together with the tram link which provides a direct route to the airport. There is also easy access out to the motorway network.

#### EXTRAS

The blinds/curtains, light fittings, freestanding cooker, freestanding fridge freezer & washing machine are included in the sale.

#### HOME REPORT VALUATION

£190,000

Living/dining room	15'9 x 12'10 (4.80 x 3.91m)
Kitchen	8'11 x 7'2 (2.72 x 2.18m)
Bedroom 1	11'2 x 10'4 (3.40 x 3.15m)
Bedroom 2	10'4 x 8'11 (3.15 x 2.72m)

#### Contact:

205 Morningside Road Edinburgh EH10 4QP  
 T • 0131 446 6850 E • info@jardinephillips.com  
 F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

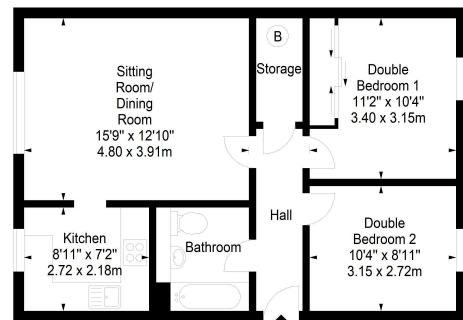
None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Sheriff Park, EH6 6DX



Approx. Gross Internal Area  
 620 Sq Ft - 57.60 Sq M  
 For identification only. Not to scale.  
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Third Floor

