



4/6, Sheriff Park, Edinburgh, EH6 6DX

Tastefully Presented, Two-Bedroom, Second-Floor (Top) Apartment

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Property Description

Light and tastefully presented, two-bedroom, second-floor (top) apartment with a charming view of the Water of Leith. Forming part of a desirable and secluded waterside development, in the heart of the fashionable Shore area of Leith, north of Edinburgh city centre.

Comprises an entrance hallway, living/dining, kitchen, two double bedrooms, and a bathroom.

Highlights include a fitted kitchen with appliances, contemporary flooring, double glazing and electric heating. In addition, there is superb storage provision including a walk-in hall store and a private attic space with lighting and flooring.

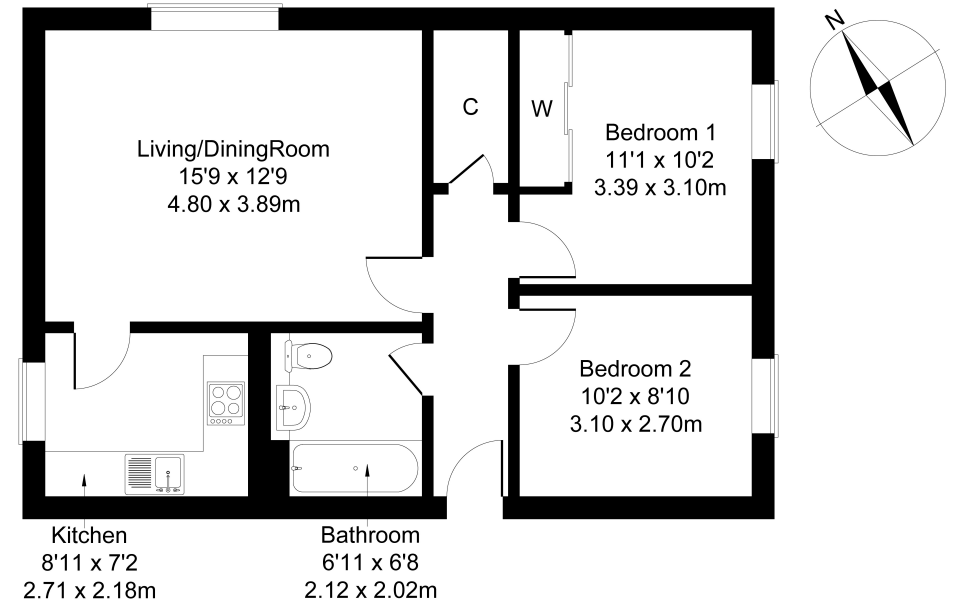
The development also provides landscaped grounds including waterside garden grounds, and ample private residents' parking.

Upon entering the property, the hallway provides access to all rooms throughout, creating a seamless and functional living space. The living room has been finished with matching contemporary flooring to the hallway. It offers a decent-sized space, allowing flexibility, and benefits from large windows that flood the room with natural light. Direct access is provided into the kitchen, which continues the contemporary flooring from the living room.

The kitchen has been finished with wood-effect worktops, a tiled-effect splashback, stainless steel sink with drainer, integrated oven and induction hob with canopy above, as well as a washing machine and fridge/freezer to complete the space. The hallway leads to bedrooms one and two, both finished with carpeted flooring, creating comfortable and relaxing spaces, with bedroom one further benefiting from a fitted wardrobe, ideal for additional storage. Completing the property is the family bathroom, which comprises a three-piece suite with an electric shower over the bath.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Shore is a fashionable and vibrant area located north of Edinburgh city centre, combining historic charm with modern developments. It is renowned for its exceptional selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive shopping opportunities are found throughout Leith, with Great Junction Street and the foot of Leith Walk nearby, along with numerous supermarkets. The area hosts weekly markets that showcase local food stalls and

independent retailers. For broader retail and leisure options, the Ocean Terminal complex offers major high-street outlets, a multi-screen cinema, a gym, a spa, and a variety of restaurants. Scenic walks and cycle routes run along the Newhaven shore and the Water of Leith, while Leith Links park provides spacious green areas. Excellent transport connections include frequent services to the city centre and beyond, supported by the new tram extension reaching Newhaven.





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