

COULTERS®

14/5 SANDPORT

THE SHORE, EDINBURGH, EH6 6PL

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the heart of Leith, close to the vibrant Shore and the Water of Leith, 14/5 Sandport is a well-presented first floor flat offering spacious and well-proportioned interiors. The property benefits from two generous double bedrooms, a bright sitting, separate kitchen/breakfast room, modern bathroom and private residents' parking. The nearest tram stop is also just a five-minute walk away.

A welcoming entrance hallway provides access to the principal rooms and benefits from useful storage, including two cupboards and two fitted wardrobes. The sitting room is a bright and comfortable reception space, with dual aspect providing excellent natural light. The generous proportions allow for clearly defined seating and dining areas, making this a versatile room for both relaxing and entertaining.

The kitchen/breakfast room is fitted with a good range of contemporary white wall and base units, complemented by timber-effect worktops and striking turquoise tiled splashbacks. Integrated appliances include a gas hob and oven, while there is also space and plumbing for a washing machine. A window overlooks the surrounding area and a useful breakfast bar provides additional everyday seating.

KEY FEATURES



Well presented and spacious first floor flat.



Near by The Water of Leith and Leith Links.



5 minute walk to the tram stop.



EPC Rating - C



Two generous double bedrooms.



Private residents car park.



Excellent bars, restaurants and boutique shops.



Council Tax Band - D

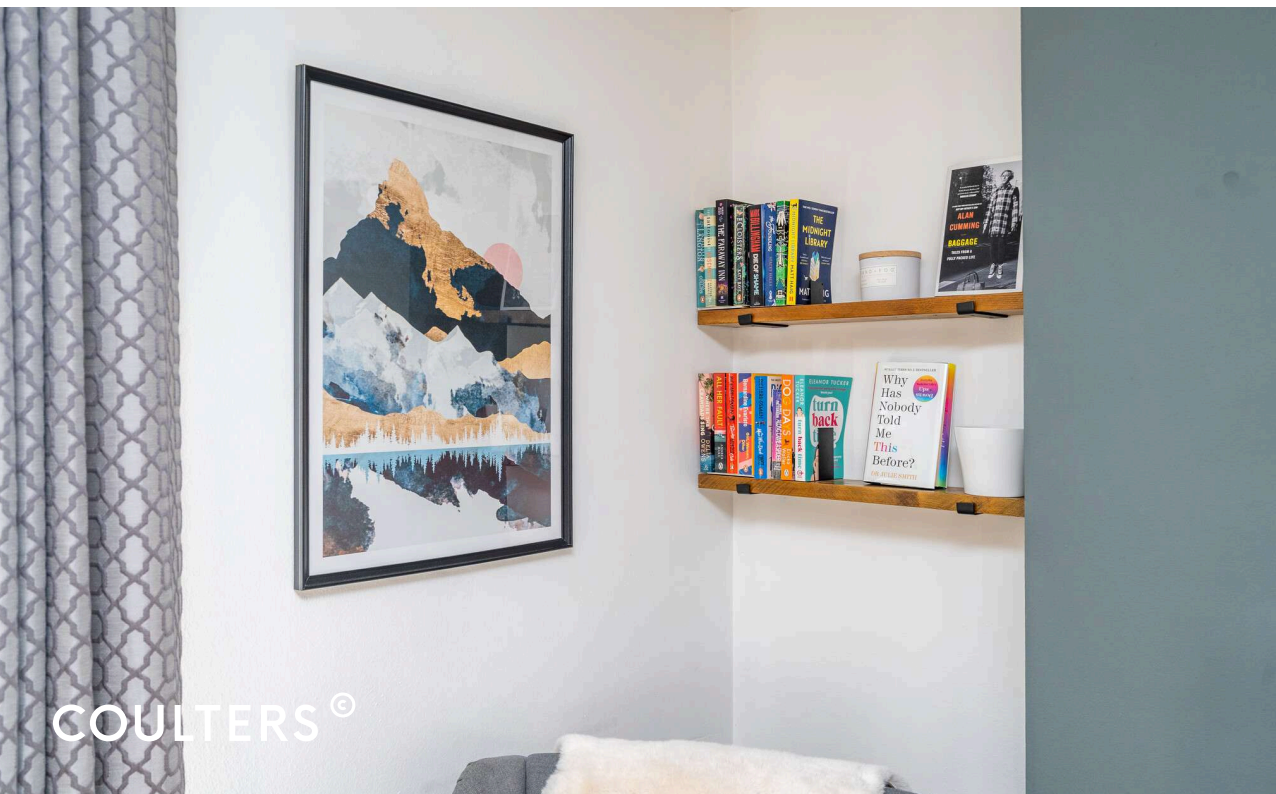


There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes and offering good space for bedroom furniture. The principal bedroom is a comfortable double room with a built-in wardrobe, while the second bedroom is similarly well proportioned and also benefits from built-in storage.

The modern bathroom has been finished with contemporary grey tiling and comprises a bath with glazed shower screen, WC and wash hand basin with vanity storage. A chrome heated towel rail completes the room.

Externally, the property benefits from private residents' parking, while the building is set within an established residential development.





THE LOCAL AREA

Situated approximately two miles north of Edinburgh's city centre, the vibrant Shore area was once a thriving port at the heart of the capital's maritime industry. Falling within a conservation area 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.

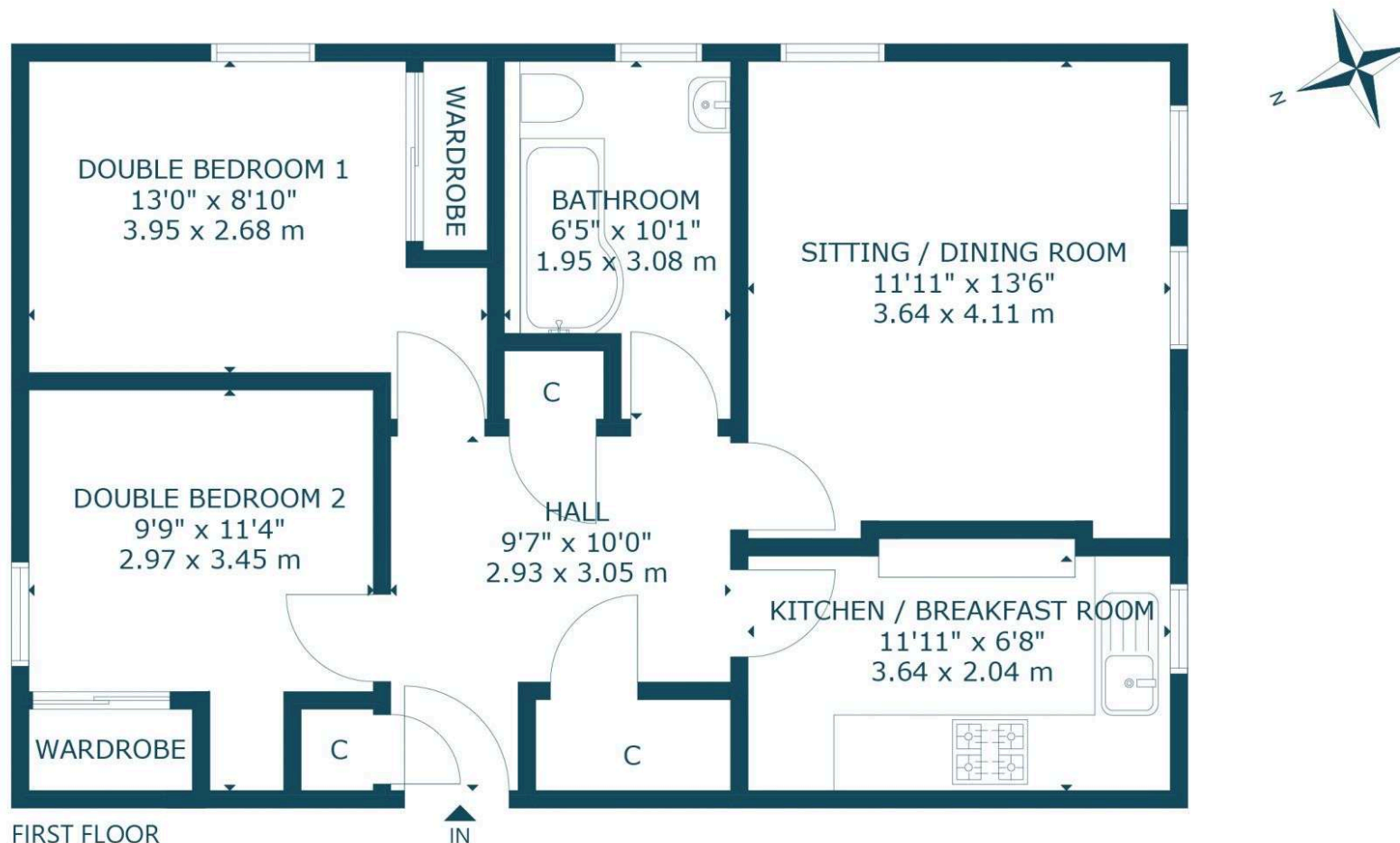
The Shore enjoys fantastic public transport links into the city centre and is just a five minute walk from the nearest tram stop. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

EXTRAS

All curtains, blinds, light fittings and white goods are included in the sale price. Other items may be available subject to separate negotiation. The development is factored by James Gibb with an approximate monthly charge of £69.

HOME REPORT VALUATION: £260,000





14 - 5 SANDPORT, EDINBURGH, EH6 6PL

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 624 SQ FT / 58 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.