



Solicitors & Estate Agents



Offers Over

£240,000

17/3 Sandport

The Shore | Edinburgh | EH6 6PL

A well-maintained and spacious flat, set within a factored residential development and ideally positioned within the increasingly popular and vibrant Leith district of Edinburgh. The property offers well-presented accommodation with excellent storage

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Permit Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

The property is entered via a secure entry system into a welcoming hallway, which provides access to all rooms and includes a useful utility room. The impressive dual-aspect reception and dining room is a particularly attractive feature, enjoying an abundance of natural light and pleasant views towards the bridge and water. There is ample space for both comfortable lounge furniture and a dining table, making this an ideal space for everyday living and entertaining. The fitted kitchen offers a good range of wall and base units with integrated appliances, including hob, oven, fridge, freezer and dishwasher, together with a washing machine and tumble dryer. There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes and excellent storage. Completing the accommodation is a modern bathroom with a three-piece suite and shower over the bath. The property further benefits from gas central heating and double glazing, ensuring a comfortable and energy-efficient home.



The development is factored by James Gibb at approximately £62 per month, which does not include buildings insurance.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. Furniture can also be made available by separate agreement, offering flexibility for a purchaser.

Gardens & Parking

Externally, residents benefit from well-maintained landscaped communal grounds and two parking permits for parking within the development.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Sandport is ideally positioned within the vibrant and highly sought-after Shore area of Leith, offering an excellent blend of waterfront living, local amenities and convenient access to Edinburgh city centre. The surrounding area is renowned for its wide selection of independent cafés, restaurants, bars and boutique shops, with the Shore itself providing an attractive setting along the Water of Leith. A wide range of everyday amenities are close at hand, including local supermarkets, while Ocean Terminal provides further shopping, dining, leisure and entertainment facilities. The area also benefits from excellent recreational opportunities, with Leith Links, the Water of Leith walkways and cycle routes all nearby.

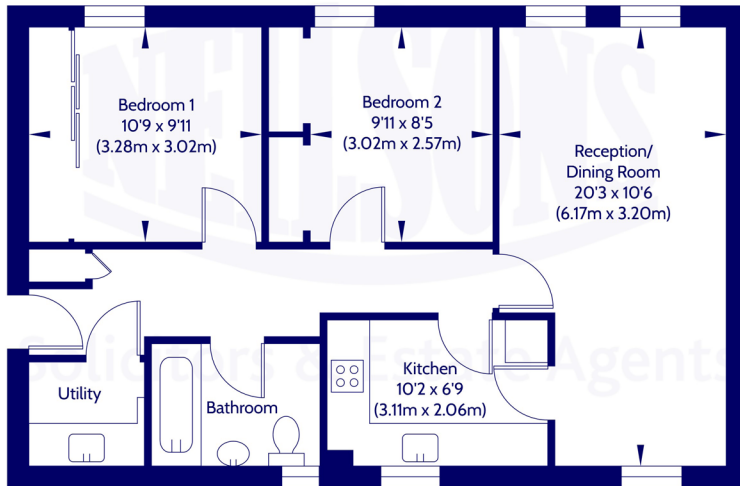


Transport links are particularly convenient, with regular bus services operating throughout Leith and into Edinburgh city centre. The tram network is also easily accessible, providing direct connections through the city and onwards to Edinburgh Airport. With its excellent choice of amenities, highly regarded social scene, waterfront setting and superb transport connections, Sandport is an appealing location for those looking to enjoy the best of modern Edinburgh city living.



Approx. Gross Internal Floor Area 61 Sq M / 652 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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