

SIMPSON & MARWICK



12/6 Sandport, The Shore, Edinburgh, EH6 6PL



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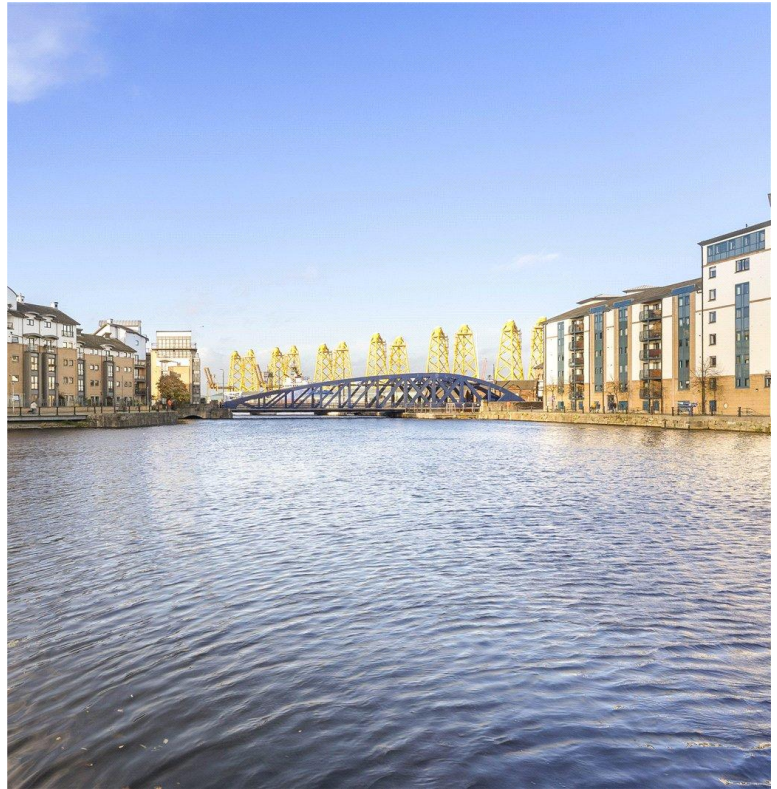
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EPC: C (79)

Council Tax - D

Beautifully presented two-bedroom flat in the heart of Edinburgh's vibrant Shore area.



- Two bedrooms
- Open-plan living
- Built-in wardrobes
- Gas central heating
- Double glazing
- Permit parking
- Communal garden
- Secure entry system
- Principal bathroom



This delightful lower flat on the third floor offers contemporary living in the vibrant Shore area of Edinburgh.

The property features a spacious open-plan lounge, kitchen, and dining area, complete with oak floors and equipped with an integrated gas hob and freestanding white goods. The two double bedrooms offer built-in wardrobes, providing ample storage solutions. The hallway includes three generous cupboards for additional storage. A modern three-piece bathroom suite completes the accommodations. The fully floored attic, accessed via a Ramsay ladder, provides excellent storage space.

Windows are fitted with new double-glazed units, enhancing energy efficiency, and the property benefits from gas central heating, with the boiler having undergone regular servicing. The building has communal garden areas for residents to enjoy. Parking is available through an unallocated permit system. This well-presented flat is accessed via a secure door entry system, ensuring peace of mind for residents.

Please note that other items may be available through separate negotiation.

Location

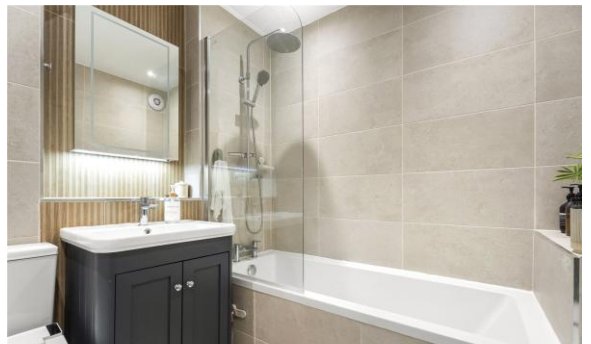
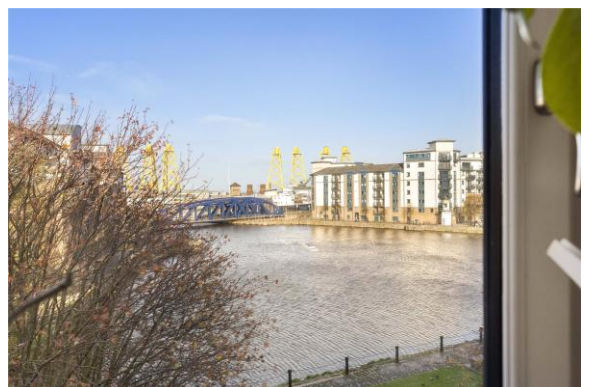
Situated in the heart of The Shore, this property is surrounded by an array of amenities, including chic eateries, artisanal shops, weekly farmers market and cultural attractions. Enjoy local favourites such as Teuchters Landing and Browns of Leith for a perfect culinary experience. Excellent transport links connect easily to the City Centre, ensuring convenient access to all that Edinburgh has to offer.

Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale. Freestanding items are also included as per the inspection report. Other items may be available by separate negotiation.

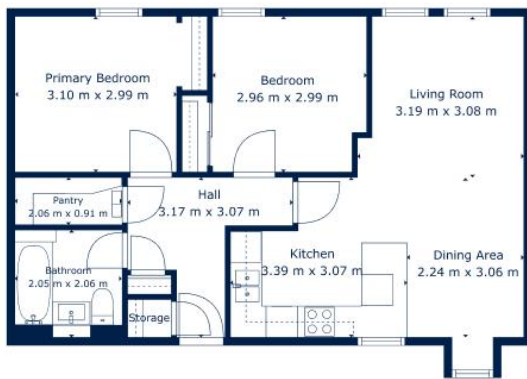
Viewing Details

By appointment contact Simpson & Marwick.



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Ground Floor



1st Floor

For identification purposes only.
Not to scale.

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Approx. Gross Internal Area:
645.835 Sq Ft (60 Sq M)

Simpson and Marwick

4 Albyn Place
Edinburgh, EH2 4NG

T: 01315815700
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		