

2/2 Sandport Way

THE SHORE | EDINBURGH | EH6 6EA

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Situated in the heart of Edinburgh's fashionable Shore district, this attractive two-bedroom ground floor flat offers well-proportioned accommodation, a newly renovated bathroom, private patio area, and the benefit of two permit parking spaces. With an excellent selection of restaurants, caf s, bars and local amenities nearby, the property will appeal to first-time buyers, professionals and buy-to-let investors alike.

The accommodation comprises a welcoming entrance hallway with useful storage, a bright and spacious living room with direct access to the patio, and a separate fitted kitchen offering a practical layout with space for everyday cooking and food preparation.

There are two generously proportioned bedrooms, both benefiting from built-in wardrobe storage, providing excellent flexibility for a variety of needs, including home working or guest accommodation. Completing the accommodation is a newly renovated bathroom, finished to a contemporary standard with a modern three-piece suite and shower over the bath.

Externally, the private patio area provides a welcome outdoor space, ideal for enjoying some fresh air or relaxing during the warmer months.

- Sought-after Shore location
- Attractive ground floor flat
- Bright living room with private patio access
- Separate fitted kitchen
- Two generous bedrooms with storage
- Stylish newly renovated bathroom
- Two permit car parking spaces

Council Tax E and Energy Rating C

Factor fee is approximately £100 per month with a £250 deposit, payable to Charles White.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







All fittings , fixtures, and, blinds will be included in the sale.

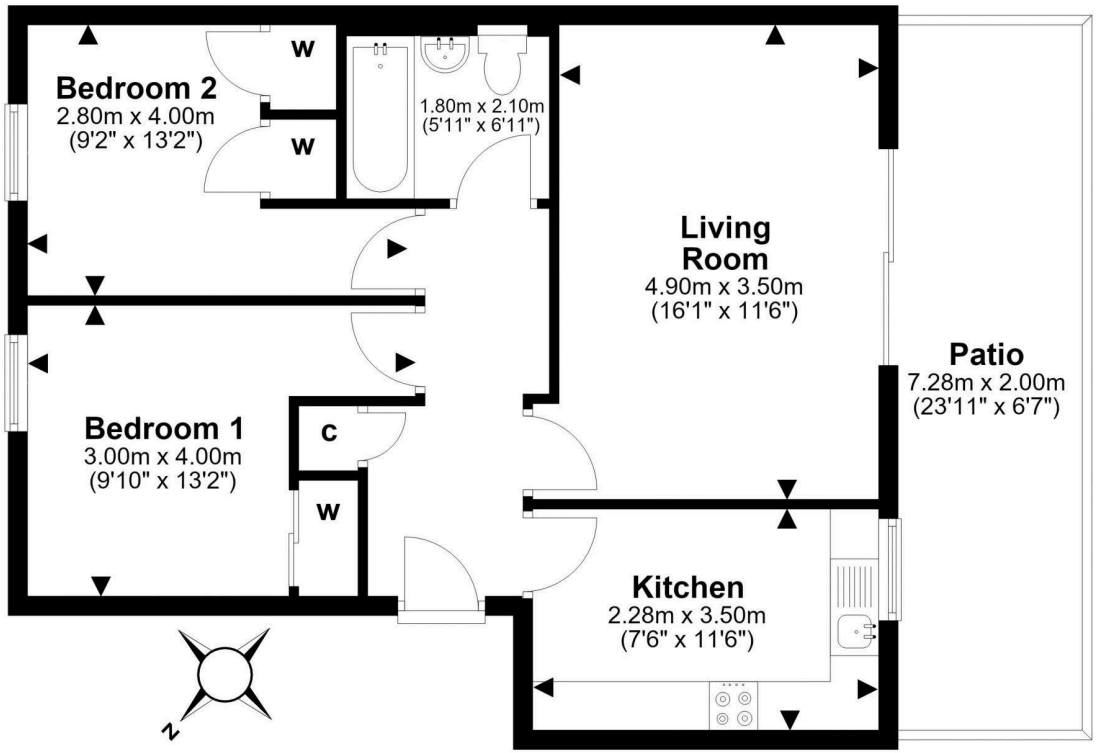
The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St james Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com