



7/4 Sandport, The Shore, Edinburgh, EH6 6PL

Spacious, Well-Presented, Dual-Aspect, Two-Bedroom, Second-Floor (Top) Flat

Up to date price and viewing info at mov8realestate.com/property

éspsc rightmove  Zoopla
find your happy

Property Description

Spacious, well-presented, dual-aspect, two-bedroom, second-floor (top) flat, with private parking and open views across the Water of Leith. Set in a modern, factored, waterside development, located in the popular and vibrant Shore district, north of Edinburgh city centre.

Comprises an entrance hallway, open plan living/dining room, kitchen, two double bedrooms and a shower room.

Highlights include contemporary flooring, a modern, integrated kitchen with a full range of appliances and a stylish, fitted shower room. In addition, there is double glazing and electric heating (part state-of-the-art Dimplex Quantum storage heaters). Good storage provision includes integrated wardrobes in both bedrooms and a utility cupboard.

There is also a secure entry, private parking for two cars and well-maintained, shared garden grounds, bordering The Water of Leith.

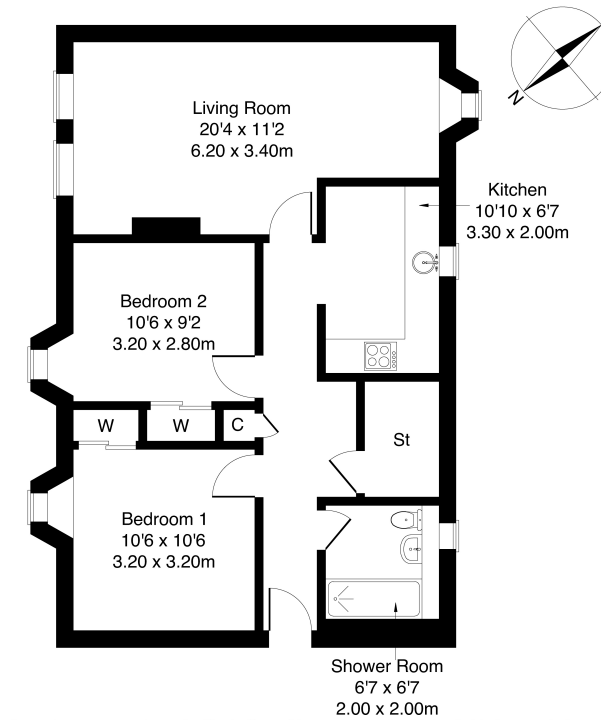
A welcoming entrance hall, with storage, is finished with contemporary, engineered wood flooring, which continues throughout most of the flat. Benefiting from plenty of natural light from dual-aspect glazing and enjoying open views across the iconic Water of Leith, an open-plan reception room provides a spacious and versatile floor plan for both freestanding lounge and dining furniture. (Both sofas can be included in the sale). Next door, connected by a serving hatch, a kitchen is fitted with modern white units, solid wood worktops and splashback tiling. Integrated appliances include a double oven, a stainless-steel canopy, a microwave, a fridge/freezer and a dishwasher, whilst there is plumbing for a washing machine in a utility cupboard next door.

Sharing the open views of the living space, two well-proportioned bedrooms continue the flat's tasteful presentation and both maximise floor space with integrated wardrobe storage.

Completing the accommodation, a stylish shower room comprises a walk-in shower cubicle, a WC-suite, a chrome, ladder-style radiator and tiled splash walls and flooring.

7/4 Sandport, Edinburgh EH6 6PL

Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



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

Area Description

Leith is the port area of Edinburgh and the cosmopolitan Shore area has a wealth of bars, cafes, bistros and restaurants (2 of which currently are Michelin-starred). In addition, there are several supermarkets and Ocean Terminal with its shops, cinema and gym is within a few minutes walk. Adjacent to the Sandport development is the waterside Customs House gallery and cafe. A weekly specialist food and craft market is also held close by. A frequent bus service is available from outside Sandport and there is a nearby tram stop both of which provide a short journey

to the centre of Edinburgh, the Omni Centre and the refurbished St James Quarter with a wide range of shops. Leith Links Public Park and the Water of Leith walkway are also in the vicinity. Edinburgh Airport is accessible by both the tram and an airport bus from Ocean Terminal. In addition, there are several nearby schools.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

