



Thorntons
The right way to move

10/11, Sheriff Park, Edinburgh
EH6 6DY





Summary

Ideally located 3rd floor flat enjoying views to the Water of Leith within the ever popular Shore district includes a spacious living/dining area, separate kitchen, two double bedrooms, and a well-appointed bathroom, making it ideal for first-time buyers, couples, or investors seeking a vibrant city lifestyle. Additional benefits include residents parking, a beautifully kept communal garden, excellent storage including a private attic, electric heating, and secondary double glazing. Factors: Charles Whyte factor the development with a fee of Approx. £90 per month.

Features

- Top floor flat with views to Water of Leith
- Situated in highly sought-after Shore district
- Spacious living/dining area with views to water
- Separate kitchen
- Two well-proportioned double bedrooms
- Bathroom
- Private attic
- Electric Heating; Secondary DG; EPC - C
- Secure entry system
- Residents parking, well-kept communal garden

Room Measurements

Living / Dining Room: 14'5" x 11'4" (4.38m x 3.46m)

Kitchen: 8'2" x 8'1" (2.50m x 2.46m)

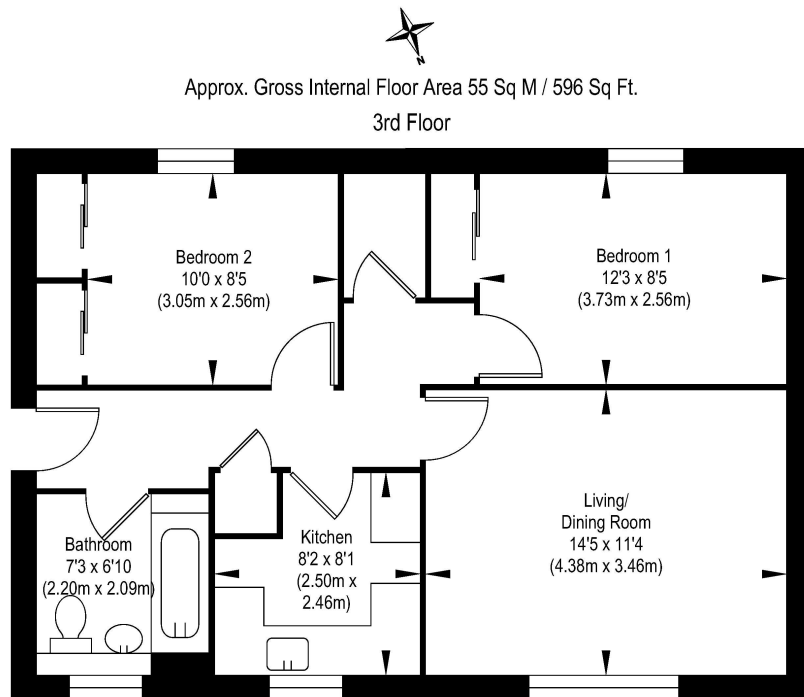
Bedroom 1: 12'3" x 8'5" (3.73m x 2.56m)

Bedroom 2: 10'0" x 8'5" (3.05m x 2.56m)

Bathroom: 7'3" x 6'10" (2.20m x 2.09m)



Floorplan



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7315
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ
01382 200099
dundeerea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 893997
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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