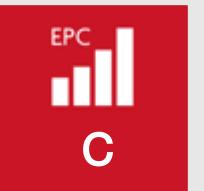




**Thorntons**  
The right way to move 

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

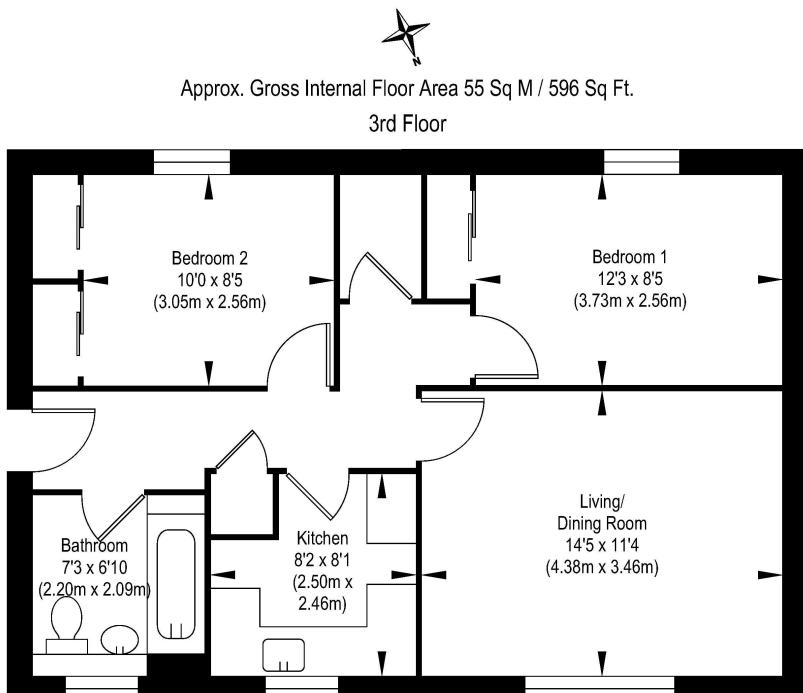
- Top floor flat with views to Water of Leith
- Situated in highly sought-after Shore district
- Spacious living/dining area with views to water
- Separate kitchen
- Two well-proportioned double bedrooms
- Bathroom
- Private attic
- Electric Heating; Secondary DG; EPC - C
- Secure entry system
- Residents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



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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