



Flat 7, 2 Sheriff Brae, The Shore, Edinburgh, EH6 6EQ

Immaculately Presented, Modern, Two Bedroom, First Floor Flat

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Property Description

Immaculately presented, two-bedroom, first-floor flat, with Juliet balconies, forming part of a modern, factored residential development. Set adjacent to the Water of Leith, located in the popular and vibrant Shore area of Leith, north of Edinburgh city centre.

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

Ready-to-move, features include a stylish integrated kitchen and fitted bathroom, quality flooring, contemporary lighting, and open views over Mill Lane Park. In addition, there is gas central heating, double glazing, multiple TV and phone points, and good storage including wardrobes for both bedrooms.

The development also provides a secured entry system, a lift service, a shared courtyard, and a secured underground residents' car park.

A welcoming entrance hall affords access throughout the property, and features a storage cupboard and wood-effect flooring continuing into the front-facing, open-plan kitchen and dining/living room. This spacious open-plan public room features two full-height windows with doors accessing Juliet balconies, providing plentiful natural light; whilst offering ample space for both lounge and dining furniture.

The kitchen is set to the rear of the room, fitted with modern units, wood effect worktops, a tiled surround, downlighting, a sink with drainer and an island. Appliances include an integrated oven, gas hob, dishwasher, washing machine and fridge/freezer.

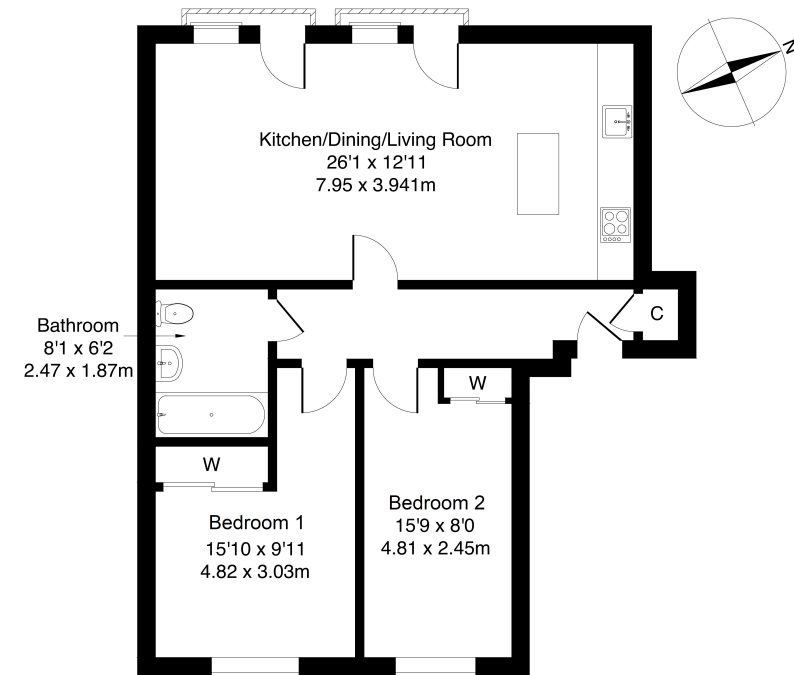
Two double bedrooms are set to the rear, similarly well-finished and sized with carpeted flooring, uplights, and built-in wardrobes with sliding doors. Completing the accommodation, the bathroom is set internally off the hall, with a modern three-piece suite including a mains mixer shower over the bath, tiled splash walls and flooring, spotlighting and a ladder-style radiator.

An EWS1 form has been obtained and can be found at the back of the Home Report.

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Approximate Gross Internal Area: (764 sq ft - 71 sq m.)



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

Area Description

The Shore is a fashionable and vibrant location north of Edinburgh city centre, offering a blend of historic buildings and modern developments, and is well-served by the area's unrivalled selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive local shopping is available throughout Leith, with Great Junction Street and the foot of Leith Walk close by, with many supermarkets in close range. The area also benefits from weekly markets, where local food stalls and independent retailers are showcased. Ocean Terminal retail and

leisure complex offers a wide range of major high-street shopping outlets, a multi-screen cinema, a gym, a spa, and a variety of restaurants. Walks and cycleways can be found along the Newhaven shore and the Water of Leith, whilst the extensive Leith Links park offers open green spaces. The area is well-served by transport links to the city centre and beyond, with the new tram extension into Newhaven now operating.





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