



## Plot 35, The George, Royal View, Sandpiper Drive, Leith, Edinburgh EH6 6QJ

2 Bedroom Flat

An exquisite and modern two bedroom, second floor apartment ideally located in the vibrant Leith area, beautifully designed by Living By Robertson.



2 BATH



2 BED

Fixed Price

**£271,995**



## Property Description



Modern and beautifully designed two bedroom, second floor apartment, perfectly positioned in the popular Leith area close to a wealth of amenities and attractions.

Comprises: an entrance hall, open plan living room/kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

Highlights include a Juliet Balcony, a modern open-plan floor plan, and a variety of quality finishes for the fully integrated kitchen with Bosch appliances.



In addition, the property has double glazing, energy efficient gas central heating, a secure entry system, lift service, residential parking, and well-maintained communal grounds.

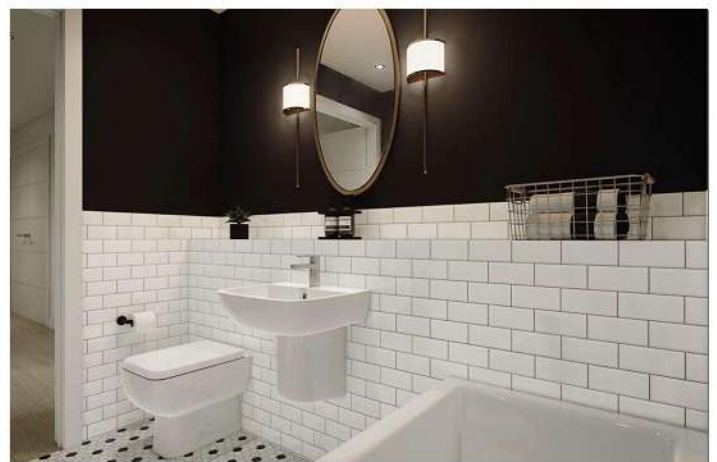
The date of entry is anticipated for August/September 2021.



The stylish living area within this apartment offers an excellent space to entertain in, with views from the French doors opening out to a Juliet Balcony, a fluid open plan lay-out, and a sleek and stylish kitchen available with a choice of contemporary doors and worktops. Integrated Bosch appliances include a fridge/freezer, oven, ceramic hob and cooker hood, and an integrated washer/dryer.

The master bedroom makes clever use of space to contain a modern en-suite and fitted wardrobe. A sizeable second bedroom also has the option of fitted wardrobes.

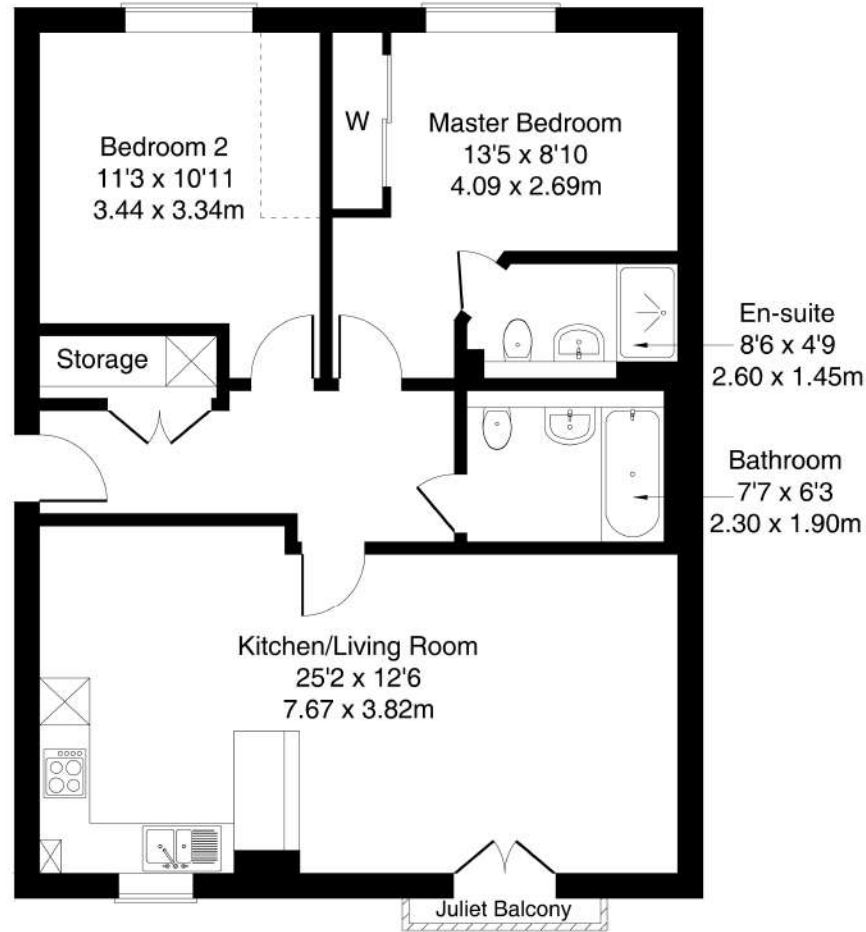
A pristine main bathroom with RAK International sanitaryware is the perfect space for relaxing, whilst the entrance hall gives secure access to the apartment as well as an additional cupboard with a utility area providing for storage needs.





## Area Description

The stunning development of homes to which the George belongs is perfectly positioned to take advantage of all that Leith and Edinburgh have to offer. Leith is a renowned and historic port area of Edinburgh, and is a vibrant city location with a mix of traditional and modern residential properties. A high amenity area, there is extensive convenience and specialist shopping, with a new ALDI on Commercial Street Tesco superstore on Duke Street, Lidl on Easter Road, and an ASDA at Sandpiper Drive. The Shore area also offers a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst the Ocean Terminal complex has many high-street names, restaurants, a Marks & Spencer Foodhall, gym, and a multi-screen cinema. There are numerous public parks and squares, including the expansive Leith Links and The Water of Leith Walkway. There are many frequent bus services, and the area is well-served by a number of primary schools, with secondary schooling at Leith Academy, just south of Leith Links.



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

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