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Flat 5, 2 Sheriff Bank, Edinburgh, EH6 6ER

Light and Beautifully Presented Two-Bedroom, Second-Floor Apartment

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Property Description

Light and beautifully presented, a two-bedroom, second-floor apartment forming part of a desirable and factored residential development. With an exclusive waterside location, in the heart of the fashionable Shore area of Leith, north of Edinburgh city centre.

Comprises an entrance hall, living/dining, kitchen, two double bedrooms, and a bathroom.

Highlights include a stylish fitted kitchen with appliances, a modern bathroom, double glazing and electric heating. In addition, there is excellent storage provision, including integrated bedroom wardrobes and hall stores.

The development also provides landscaped ground, including a waterside 'boardwalk' and ample private residents' parking.

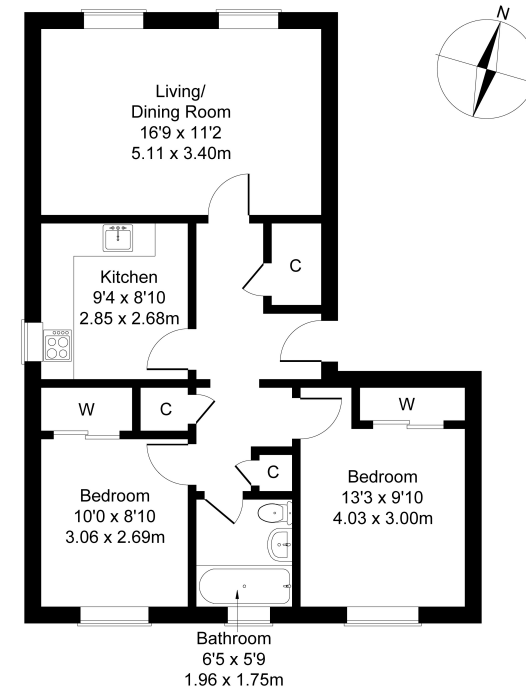
A carpeted entrance welcomes you into the home, providing access to all rooms and leading to a spacious living room finished with light décor and laminate flooring, enhanced by two large windows that flood the space with natural light. The kitchen is finished with LVL flooring, which features fitted countertops, a panel-tiled splashback, a sink with drainer, an integrated oven and electric hob with canopy above, a washing machine and fridge/freezer.

Both bedrooms are finished in light décor with carpeted flooring, each offering built-in cupboards and space for additional free-standing furniture. Completing the property is a family bathroom comprising a three-piece suite with panelled walls, a shower over the bath, and a ladder-style radiator with LVL flooring.



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Approximate Gross Internal Area: (689 sq ft - 64 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 area located north of Edinburgh city centre, combining historic charm with modern developments. It is renowned for its exceptional selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive shopping opportunities are found throughout Leith, with Great Junction Street and the foot of Leith Walk nearby, along with numerous supermarkets. The area hosts weekly markets that showcase local food stalls and independent retailers. For broader retail and leisure options, the Ocean Terminal complex offers

major high-street outlets, a multi-screen cinema, gym, spa, and a variety of restaurants. Scenic walks and cycle routes run along the Newhaven shore and the Water of Leith, while Leith Links park provides spacious green areas. Excellent transport connections include frequent services to the city centre and beyond, supported by the new tram extension reaching Newhaven.





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