



9 Sheriff Bank, Leith, Edinburgh, EH6 6ES

Light and Tastefully Presented, Two-Bedroom, Main Door, Ground-Floor Flat

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Property Description

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

Comprises a vestibule, hall, living room, dining/kitchen, two double bedrooms and a bathroom.

Highlights include a fitted kitchen, with appliances, a generous bathroom, double glazing and electric heating. In addition, there is excellent storage provision, including built-in bedroom wardrobes and a hall store.

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

Furnishings are also available for inclusion in the sale subject to negotiation.

An entrance vestibule opens into a welcoming hallway, with generous, walk-in storage. A living room benefits from plenty of natural light, from twin, southeast-facing windows and offers a spacious, flexible floor plan for freestanding furniture. Conveniently accessed from the living room, a kitchen enjoys a similar, sunny aspect and provides space for a dining table and chairs. A range of traditional white units are complemented by grey, stone-effect worktops and splashback tiling. Appliances include a built-in oven, a ceramic hob, a concealed extractor fan, a freestanding fridge, a freezer and a washing machine.

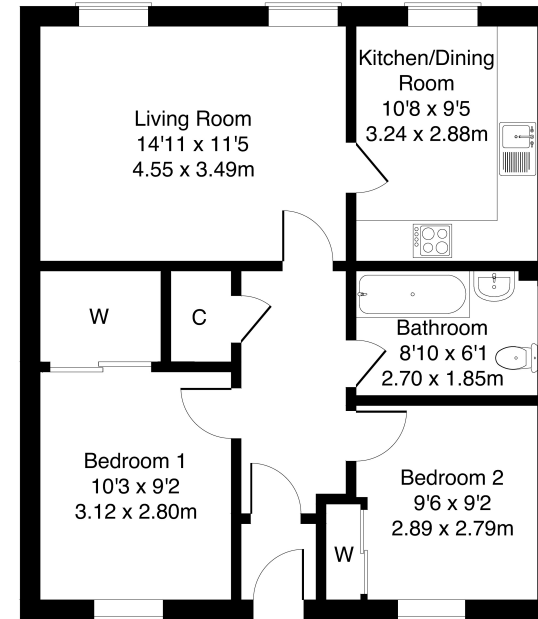
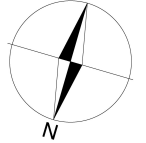
At the opposite end of the hall, two double bedrooms continue the generous proportions of the living space and both benefit from built-in wardrobe storage.

Completing the accommodation, a naturally lit bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.



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Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



Ground Floor

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. 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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