



9/8, Sheriff Park, Edinburgh, , EH6 6DY

Beautifully Presented, Two Bedroom, Third (top) Floor Flat

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Property Description

Beautifully presented, two-bedroom, third (top) floor flat, with views over the Water of Leith. Set in a modern, factored residential development, the property is located in the popular Shore area, north of Edinburgh city centre.

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

Tastefully finished throughout, and in ready-to-move-in condition, highlights include a fitted kitchen with appliances and a stylish bathroom. In addition, there is double glazing, electric heating and superb storage including bedroom wardrobes and an exceptional semi-converted loft space. The development also provides landscaped grounds, a secured entry system and ample residents' parking.

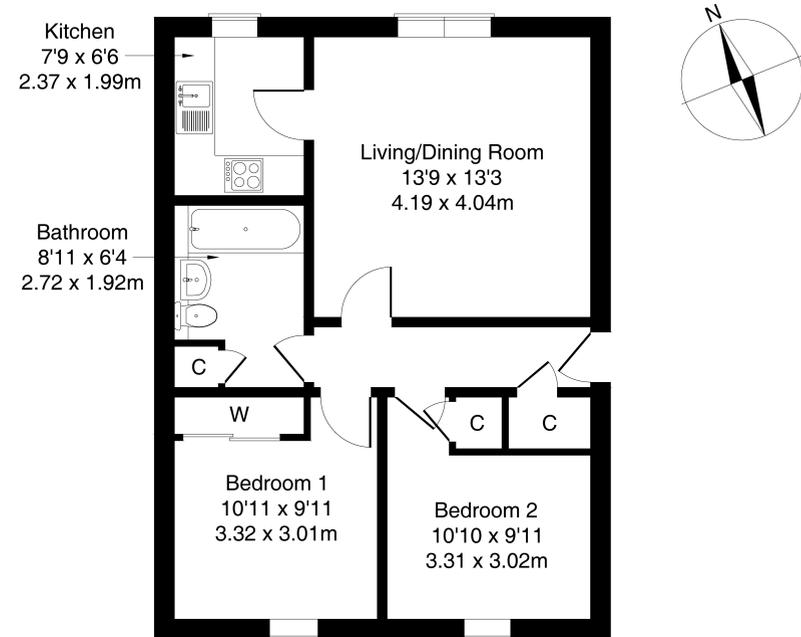
The hallway gives access to all rooms except the kitchen, and includes carpeted flooring, the entry handset and a built-in storage cupboard. A good-sized living room offers space for both lounge and dining furniture and features modern wood-effect flooring, a central light fitting and a large window with views over the Water of Leith.

To the rear, the bright and stylish kitchen is fitted with wood-effect worktops, a tiled surround, a sink with drainer, an integrated oven and ceramic hob, and a freestanding fridge/freezer and washing machine.

Set to the front are two carpeted bedrooms, both with built-in wardrobe spaces and carpeted flooring. Completing the accommodation, the bathroom is set internally off the hall and is fitted with a modern three-piece suite with a shower unit over the bath, a shaver point and tiled splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (581 sq ft - 54 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. Walking paths 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 expected to complete in 2023.





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