



6/10 Sandport Way, Edinburgh, EH6 6EA

Modern, One-Bedroom, Corner-Aspect, Fourth-Floor (Top) Flat.

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Property Description

Light and immaculately presented, one-bedroom, corner-aspect, fourth-floor (top) flat of a modern residential development. Located in Leith's fashionable Shore district, lying to the north-east of Edinburgh city centre.

Comprises an entrance hall, a living/dining room, with a private balcony, a kitchen, a double bedroom, and a bathroom.

Highlights include tall ceilings, an integrated kitchen, contemporary flooring throughout, integrated bedroom storage, and a modern bathroom suite.

In addition, there is double glazing, gas central heating, a video-secured entry system, a shared bike store, and two permits for a private, residential car park.

The hall has space for outerwear, and features a built-in cupboard and a secured entry system. Wood-effect flooring continues from the hall into a public room, with TV and phone points, a pendant light fitting and a southerly view over the Water of Leith.

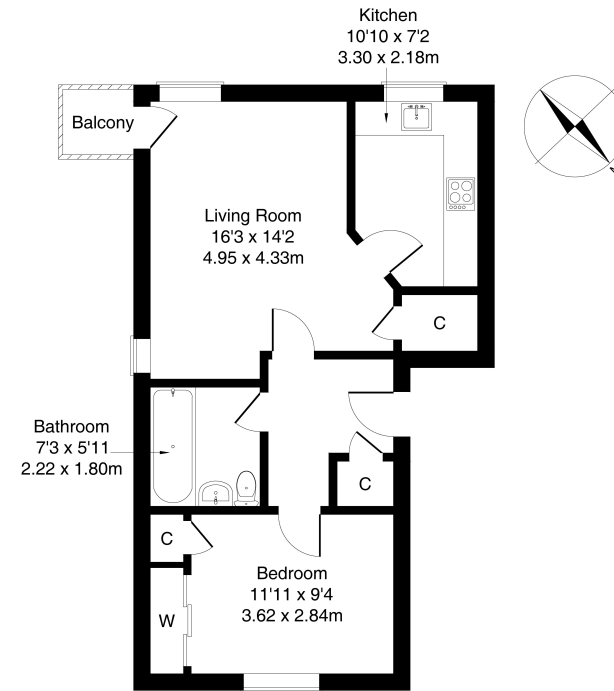
Set off the lounge, a modern kitchen features stone-effect worktops, a sink with a drainer, a tiled surround, an integrated washing machine, a dishwasher, a fridge/freezer, an oven, a gas hob and a canopy.

The double bedroom is rear facing, and includes built-in wardrobes, and a central pendant light fitting. Set internally off the hall, the bathroom has a fitted suite, including a shower unit over the bath, tiled splash walls and a shaver point.

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: (517 sq ft - 48 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, 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 expected to complete in 2023.





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