



7/1 Sandport, Edinburgh, EH6 6PL

Immaculately Presented, Two-Bedroom, Ground-Floor Flat

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Property Description

Immaculately presented, two-bedroom, ground-floor flat, with shared gardens and private, residential parking. Set in a modern, factored, residential development, located in the popular and vibrant Leith area.

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

Tastefully finished throughout, highlights include a modern kitchen with a range of appliances and contemporary flooring.

In addition, double glazing, electric underfloor heating, and good storage provision including wardrobes in both bedrooms.

There are well-maintained, shared garden grounds and a private car park for residents.

A welcoming entrance hall, with cupboard storage and a cloakroom, is finished with light, neutral decor and engineered wood flooring, which continue into a spacious living room. The bright, dual-aspect reception room offers a flexible floor plan for both lounge and dining furniture, if desired. An adjoining kitchen is fitted with white units and marble-effect worktops, whilst appliances include an integrated oven, an induction hob and a fridge/freezer.

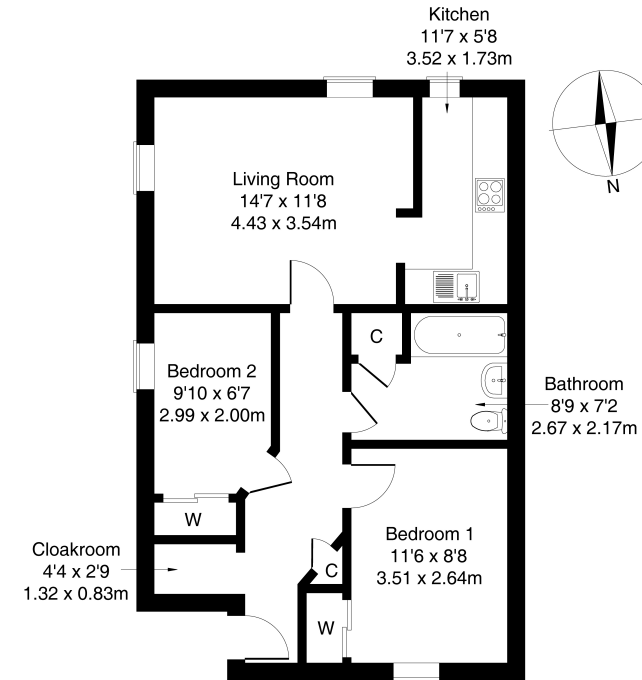
Two double bedrooms continue the tasteful presentation of the living space, with both benefiting from built-in wardrobe storage.

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



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Approximate Gross Internal Area: (603 sq ft - 56 sq m.)



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

Area Description

Leith is a historic and vibrant waterfront district in Edinburgh, known for its eclectic mix of boutique shops, trendy cafes, lively bars, and diverse eateries. The area is a haven for food lovers, with a variety of specialist shops and supermarkets adding to the local charm. Just a short stroll away, The Shore offers a cosmopolitan atmosphere, with an impressive selection of bistros, bars, and Michelin-starred dining options. For retail therapy, Ocean Terminal, the Omni Centre, and the newly revamped St James Quarter provide a wealth of high-street stores, restaurants, gyms, and cinemas.

For outdoor enthusiasts, Leith is home to several public parks and green spaces, including the expansive Leith Links and the picturesque Water of Leith Walkway. The area is well-served by educational institutions, with a range of primary schools nearby and secondary schooling available at Leith Academy. Leith boasts excellent transport links, including easy access to major roads such as the A199 and A900, as well as frequent bus services and the newly extended tram line connecting Edinburgh Airport to Newhaven.





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