



Spacious top floor flat

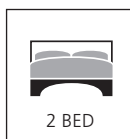
Situated within the highly desirable area of The Shore



2/10 Sandport Way
The Shore, Edinburgh, EH6 6EA



Scan Here!



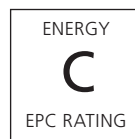
2 BED



2 BATH



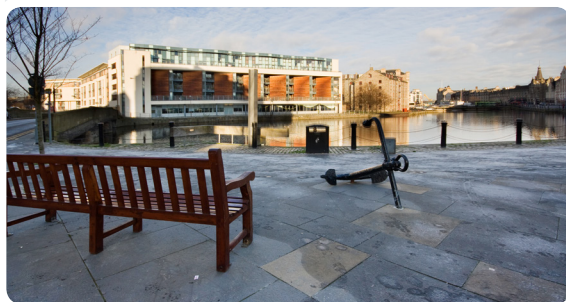
RESIDENTS PERMIT
PARKING



ENERGY

C

EPC RATING



The Shore | Local River | Local Square

This property is located at the heart of The Shore in Edinburgh, a vibrant cosmopolitan district set around the mouth of the Water of Leith, offering a unique waterfront setting only a short distance from the city centre, situated less than two miles from Princes Street and served by several excellent, frequently running bus services to both the city centre and the airport.

The Shore has been radically transformed into a gentrified community of quality apartments and penthouses making it an extremely desirable place to live.

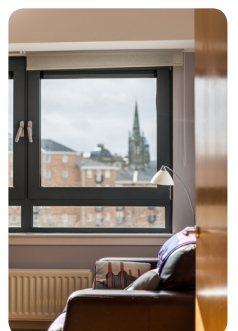
There is an extensive choice of quality eateries, including Michelin starred restaurants, numerous cafes and several wine bars and the area is well served by major and local supermarkets.

The extensive shopping centre at Ocean Terminal, with multiplex cinema, Pure Gym and high street stores including Debenhams and a Marks and Spencers foodhall, and the boutique retail outlets at Commercial Quay are both close by. Fantastic nursery and primary schools are within easy walking distance as is the Leith Victoria swimming pool and fitness centre.

THE SHORE EDINBURGH EH6 6EA

"...offering a unique waterfront setting only a short distance from the city centre..."





2/10 SANDPORT WAY

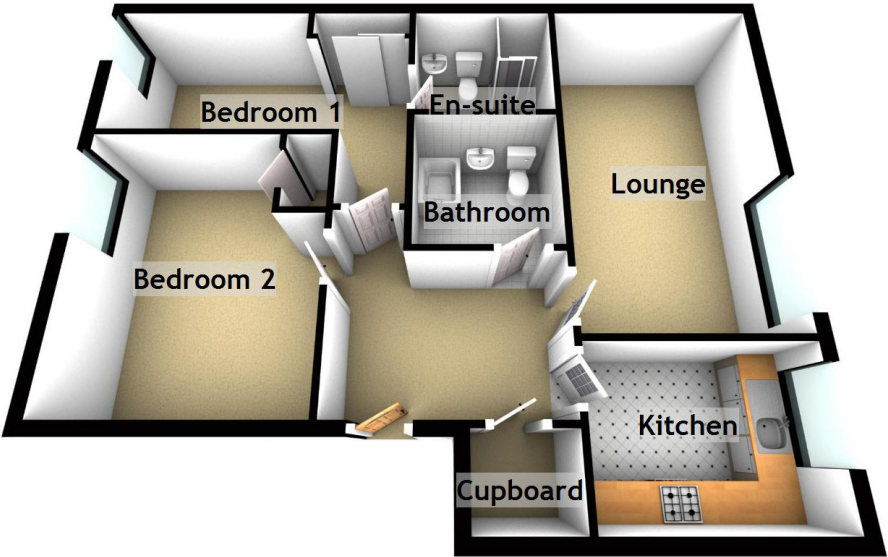
An excellent opportunity has arisen to acquire this spacious two bedroom top floor flat, well situated within The Shore area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising; entrance hallway with a large storage cupboard, which also houses the water tank, a bright and spacious lounge, a modern, partially tiled kitchen, benefiting from an integrated four gas hob/oven, extractor hood, fridge/freezer, dishwasher and washing machine, a spacious double bedroom with double built-in wardrobes and a three piece, partially tiled en-suite shower-room with extractor fan, a further double bedroom with a built-in wardrobe and a three piece, partially tiled bathroom, benefiting from an over-head shower and extractor fan.

This property also benefits from; being fully redecorated in December 2014, feature high ceilings to the front and rear of the property, unique to only the top floor apartments, views of Water of Leith and Edinburgh castle from the lounge and kitchen, secure video entry system, gas central heating, full double glazing, residents permit parking to the front and communal garden grounds surrounding the property, including bin and bike storage units.



Bedrooms & Bathroom



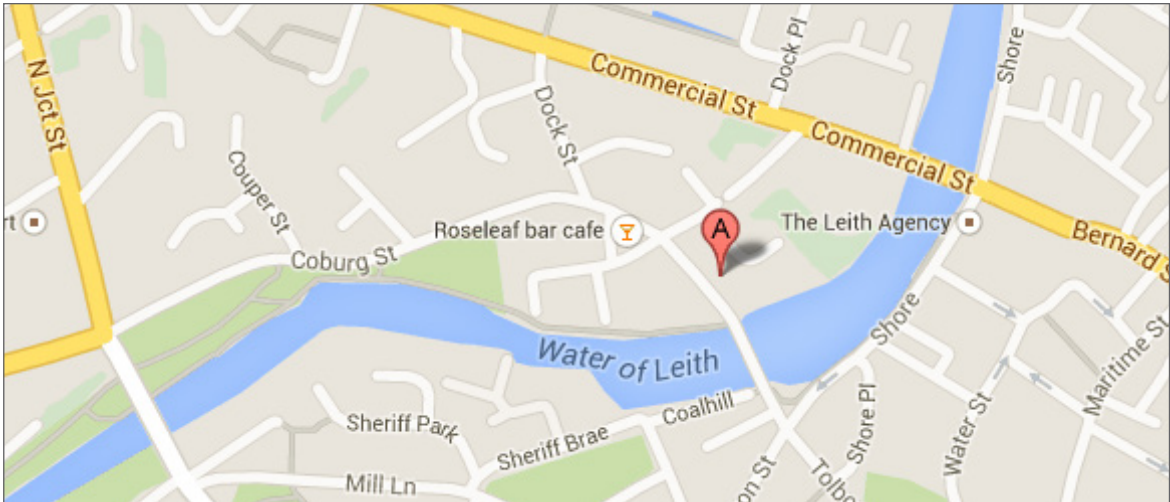
Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	4.95m (16'3") x 2.99m (9'10")	En-Suite	2.09m (6'10") x 1.80m (5'11")
Kitchen	2.99m (9'10") x 2.24m (7'4")	Bedroom 2	3.44m (11'3") x 2.56m (8'5")
Bedroom 1	4.52m (14'10") x 2.86m (9'5")	Bathroom	2.08m (6'10") x 2.06m (6'9")

Extras (Included in the sale)

All fixtures and fittings including; curtains, light fittings and fitted floor coverings. Please note, other items may be available through separate negotiation.





The Shore Local Images

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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