



Highly desirable first floor apartment

Overlooking The Water of Leith

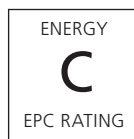


12/1 Sandport Way

The Shore, Leith, Edinburgh, EH6 6EA



Scan Here!



THE SHORE

LEITH, EDINBURGH



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 WATER OF LEITH AT THE SHORE



"...THE SHORE IS A VIBRANT COSMOPOLITAN AREA WITH A UNIQUE WATERFRONT SETTING..."





12/1 SANDPORT WAY

IN EXCELLENT DECORATIVE ORDER THROUGHOUT

An excellent opportunity has arisen to acquire this highly desirable, two bedroom first floor apartment, centrally situated within The Shore area of Edinburgh. Viewing of this property is highly recommended.

This accommodation is in excellent decorative order and internally comprises: an entrance hallway including a large shelved linen cupboard, a second large storage cupboard, a cupboard housing the boiler and water tank and a meter cupboard; a large, open plan lounge/diner with partially tiled kitchen area benefitting from integrated gas hob, electric fan oven, extractor hood, washer/dryer, dishwasher and generously proportioned, fitted, shelved storage units; access through sliding patio

doors to a larger than standard, South facing balcony providing views across the Water of Leith and the Shore; a spacious master bedroom benefitting from a double built in wardrobe and a three piece, partially tiled en-suite shower room with a double shower; a further double bedroom with separate balcony access; and a three piece, partially tiled bathroom.

This property also benefits from; secure video entry system, a lift, gas central heating, full double glazing, ample, controlled residents' parking with visitor accommodation and well-maintained communal garden ground surrounding the property, including bin and bike stores and an organic waste recycling service.

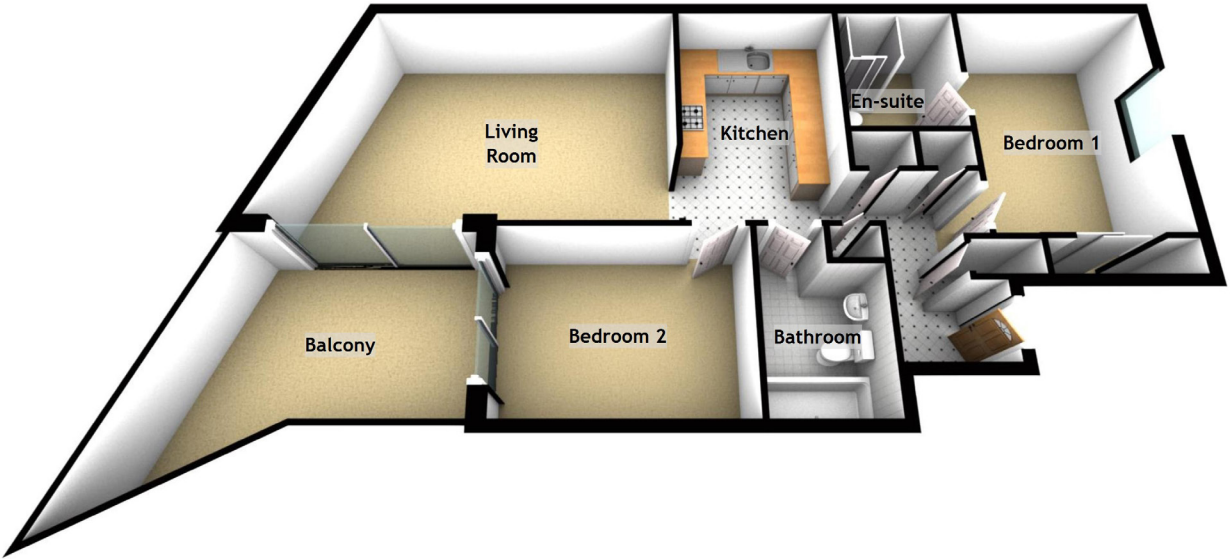
OPEN PLAN KITCHEN/LIVING ROOM WITH BALCONY ACCESS





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS, EXTRAS & MAP



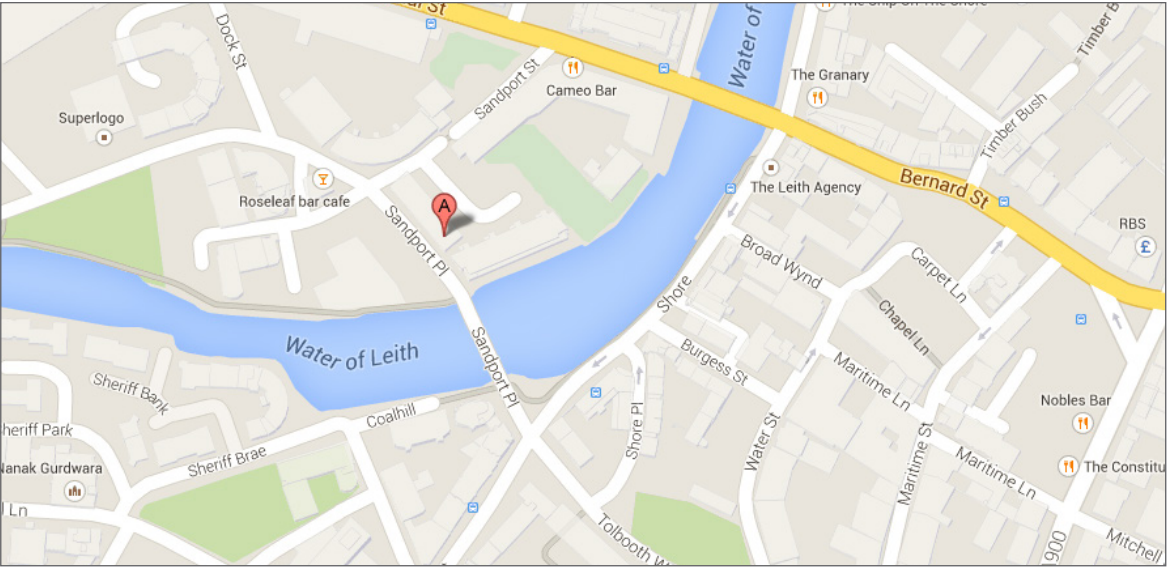
Approximate Dimensions
(Taken from the widest point)

Living Room	6.84m (22'5") x 4.43m (14'6")
Kitchen	3.78m (12'5") x 2.39m (7'10")
Bedroom 1	3.99m (13'1") x 3.04m (10')
En-suite	2.15m (7'1") x 1.90m (6'3")
Bedroom 2	3.80m (12'6") x 2.80m (9'2")
Bathroom	1.90m (6'3") x 2.30m (7'7")

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.

SPACIOUS MASTER BEDROOM WITH EN-SUITE SHOWER ROOM,
SECOND BEDROOM AND BATHROOM





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Part Exchange

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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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