




McEwan Fraser Legal
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12/2 Sandport Way
 THE SHORE, EDINBURGH, EH6 6EA



THE SHORE

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, Restaurant - The ship, Fishers, Malmaison, Water of Leith, Albert Dock

12/2 SANDPORT WAY

An excellent opportunity has arisen to acquire this highly desirable two bedroom first floor apartment, situated within The Shore area of Edinburgh and providing picturesque views across The Water of Leith. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising of an open plan kitchen/diner/lounge, benefiting from an integrated four gas hob/oven, extractor hood, fridge/freezer, washer/dryer, dishwasher, soft close units with under-unit lighting, chrome splash back panelling, three storage cupboards, one of which houses the boiler and water tank, a meter cupboard and access to the Southeast facing balcony, providing picturesque views across The Water of Leith. A spacious master bedroom including double built-in wardrobes and a three piece, fully tiled en-suite

shower-room with a walk-in shower cubicle including an over-head waterfall shower, under-floor heating and an extractor fan. A second double bedroom with further access to the sunny balcony through double sliding patio doors and a three piece, fully tiled bathroom, benefiting from a hand-held shower, over-head waterfall shower, a chrome heated towel rail and extractor fan.

This property also benefits from a secure video entry system, a lift, gas central heating, full double glazing, solid wood flooring throughout the kitchen/diner/lounge, well-maintained communal garden grounds surrounding the property, including bin and bike stores, an organic waste recycling service and ample, there are also two permits that be used by residents or visitors for controlled residents' parking.



NEAR CAFE'S
& RESTAURANTS



NEAR BARS



LOCAL
AMENITIES



SECURITY
ENTRANCE





PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

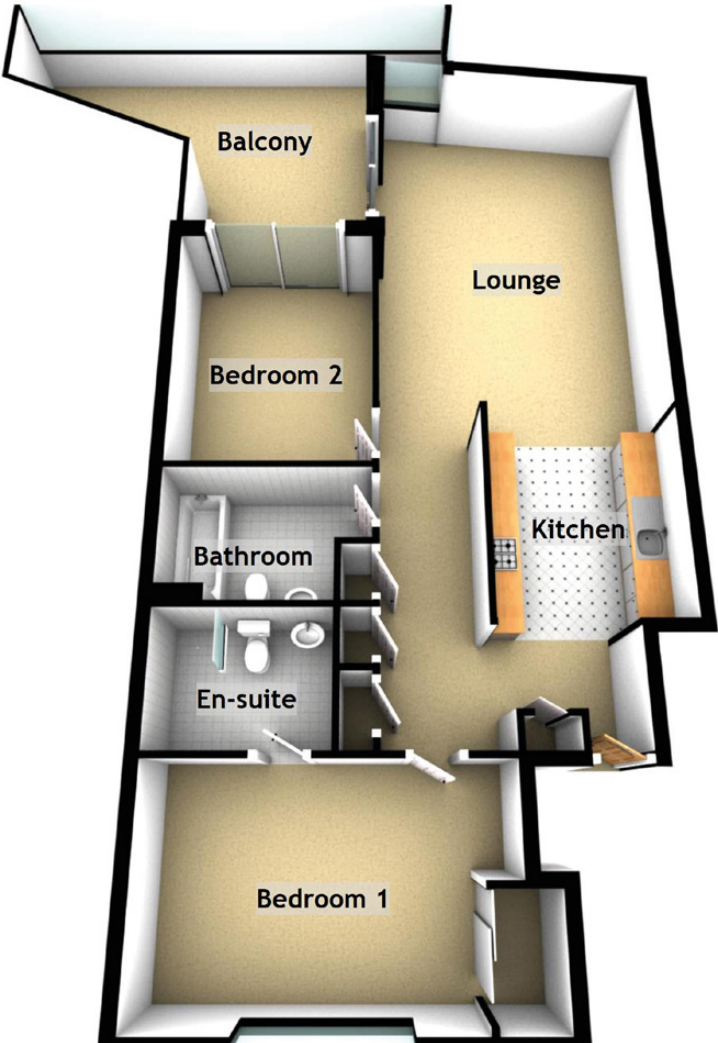
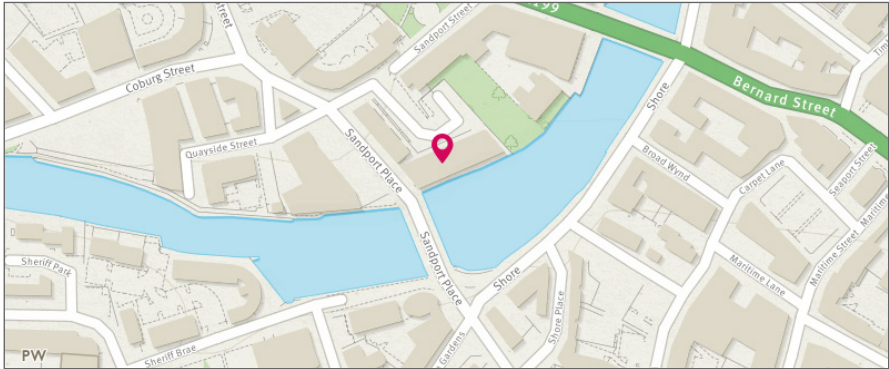
Lounge	7.25m (23'9") x 4.39m (14'5")
Kitchen	3.11m (10'2") x 2.45m (8')
Bedroom 1	4.80m (13'4") x 3.12m (10'3")
Bedroom 2	3.89m (12'9") x 2.97m (9'9")
Bathroom	2.97m (9'9") x 1.93m (6'4")
En-suite	2.18m (7'2") x 1.87m (6'2")

Gross internal floor area (m²) - 75m²

EPC Rating - C

Extras
(Included in the sale)

All fixtures and fittings including; blinds, curtains, light fittings, carpets and fitted floor coverings.
Please note, furniture is available by separate negotiation.



BEDROOMS & BATHROOMS




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Part
Exchange
Available

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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. 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 brochure 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.



Text and description
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Surveyor



Professional photography
VIKTOR VASS
Photographer



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