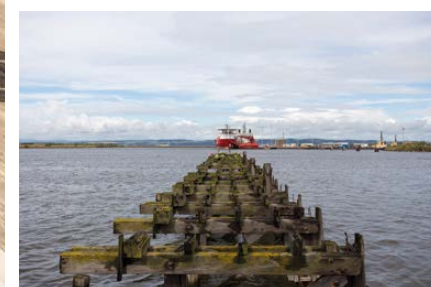





McEwan Fraser Legal
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0131 524 9797

2/1 Sandport Way
THE SHORE, EDINBURGH, EH6 6EA



THE SHORE EDINBURGH

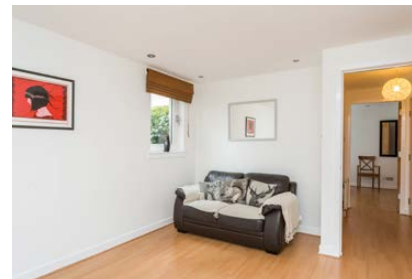
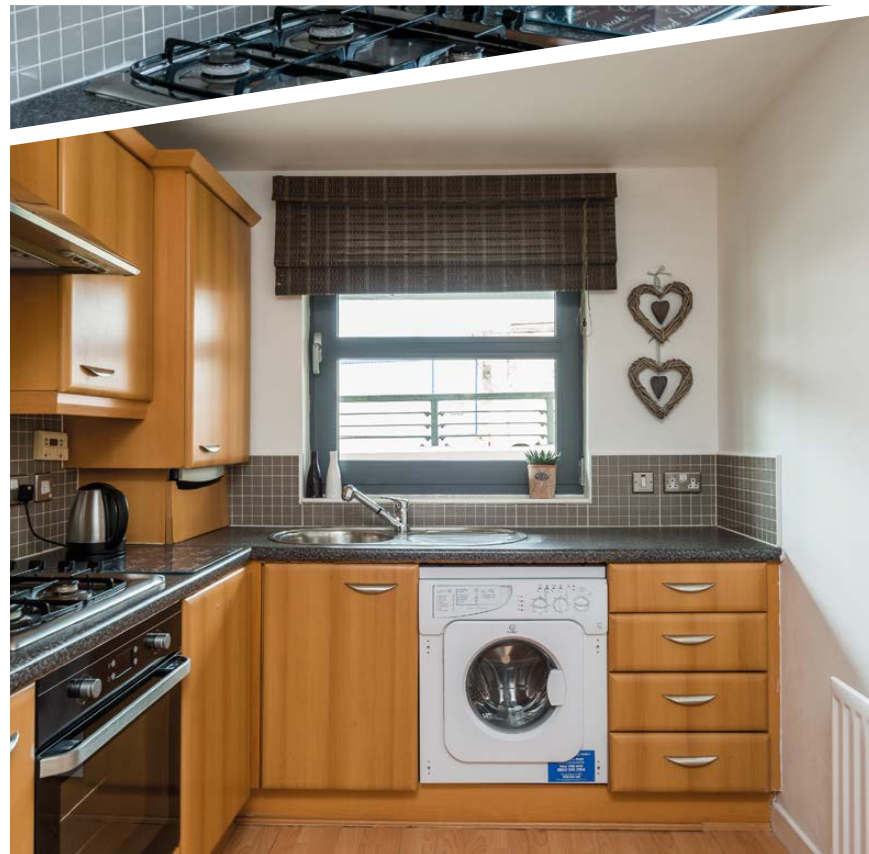
This property is located at the heart of The Shore in Edinburgh, a vibrant cosmopolitan district set around the mouth of the Water of Leith, offering a unique waterfront setting only a short distance from the city centre, situated less than two miles from Princes Street which is served by several excellent and 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 pubs, and several wine bars. The area is also 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 & 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.





A HIGHLY DESIRABLE LOWER GROUND
FLOOR APARTMENT, LOCATED WITHIN
THE SHORE AREA OF EDINBURGH

2/1 SANDPORT WAY EH6, EHA

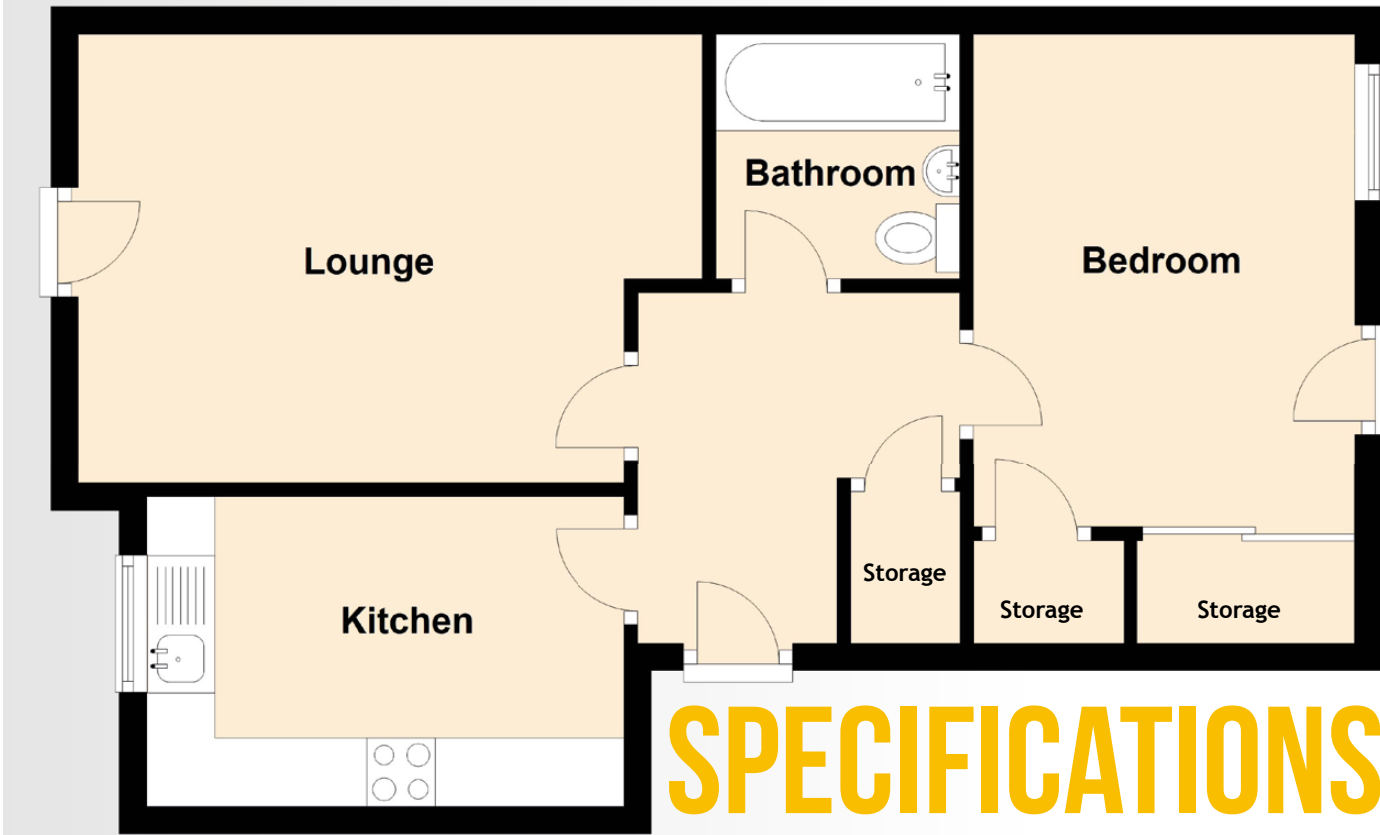
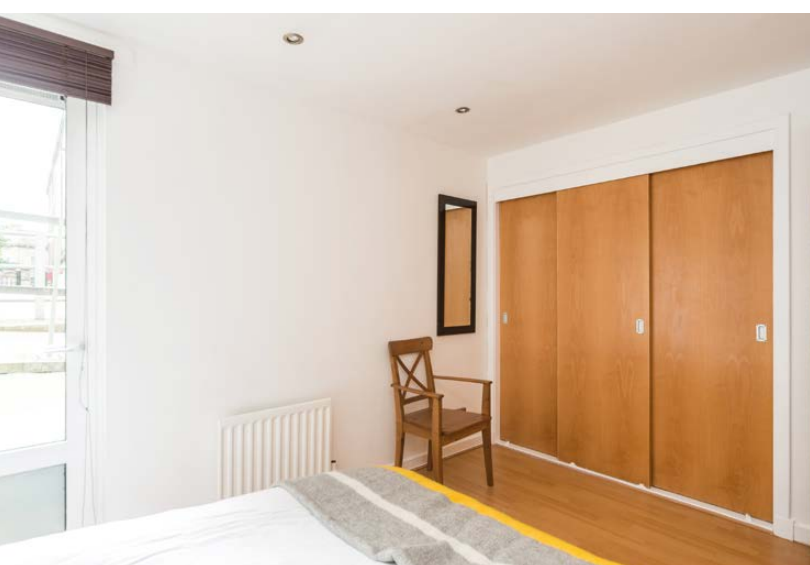
An excellent opportunity has arisen to acquire this highly desirable one bedroom, lower ground floor apartment, well located within The Shore Edinburgh of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising of an

entrance hallway with a large storage cupboard, a bright and spacious lounge with access to the rear balcony, a modern, partially-tiled kitchen benefiting from an integrated four gas hob/oven, extractor hood, a dishwasher and a washing machine. The double bedroom features two built-in wardrobes and further access to the balcony and finally a three-piece, partially-tiled

bathroom, benefiting from an over-head shower.

This property also benefits from a secure door entry system, gas central heating, full double glazing, communal garden grounds surrounding the property as well as residents parking to accommodate for residents and visitors alike.



Approximate Dimensions (Taken from the widest point)

Lounge	4.57m (15') x 3.29m (10'10")
Kitchen	3.50m (11'6") x 2.26m (7'5")
Bedroom	3.61m (11'10") x 2.79m (9'2")
Bathroom	1.79m (5'10") x 1.79m (5'10")

Gross internal floor area (m²)

44m²

EPC Rating

D

Extras (Included in the sale)

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





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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. 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.



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Professional photography
VIKTOR VASS
 Photographer



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