



6/9 Sandport Way
The Shore, Edinburgh
EH6 6EA



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more information:

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Summary

Enviably located in the city's Shore district and overlooking the Water of Leith, this two-bedroom, two-bathroom fourth/top-floor flat forms part of a modern development and offers an ideal home for first-time buyers, professionals, couples, young families, and rental investors alike. As well as benefiting from The Shore's eclectic range of cafés, coffee shops, and restaurants on the doorstep, the flat lies within easy reach of a selection of shops (including a supermarket), schools, transport links across the city, the waterfront, and the Water of Leith walkway.

Features

- Fourth/top-floor flat forming part of a modern development in The Shore
- Secure video entry system and shared stairwell
- Hallway with large built-in storage cupboard
- Southwest-facing living/dining room
- Bright fitted kitchen
- Two double bedrooms with built-in storage
- One en-suite shower room
- Separate bathroom with shower-over-bath
- Private residents' parking
- Gas central heating and double glazing

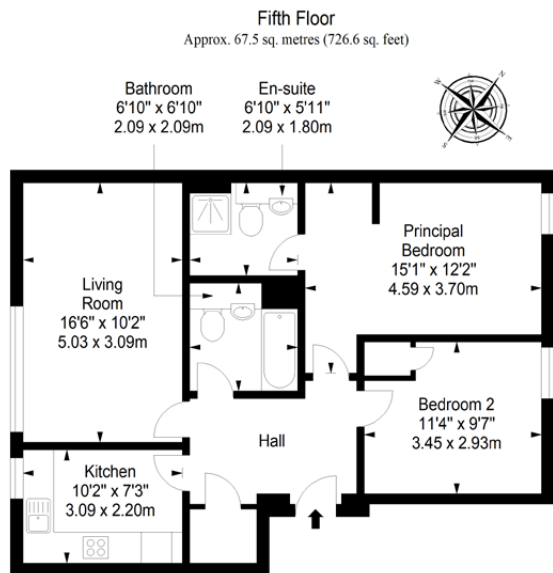








Floorplan



Total area: approx. 67.5 sq. metres (726.6 sq. feet)

EPC Rating - C | Council tax band - E | Home report Value - £250,000

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Price & Viewings

Please refer to our website
www.watermans.co.uk

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