



Offers Over  
**£190,000**

## 16 Sandport

The Shore | Edinburgh | EH6 6PL

This attractive and spacious, rarely available main door flat is pleasantly set within an established modern development in the ever-popular Shore district close to excellent local amenities and transport links, including the tram stop which is only a short walk away. The accommodation would make an ideal purchase to the young professionals or those wishing to downsize and internal viewing is highly recommended.

- 1 bedroom
- 1 public room
- 1 bathroom
- Resident's parking
- EPC rating - C
- Council tax band - C



## Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage, generously proportioned and bright lounge/dining, modern fitted kitchen, light and airy principal bedroom with fitted wardrobes and stylish bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob.

## Parking & Factors

There are two parking permits available and a factoring fee is payable to James Gibb at an approximate charge of £50 per month for the upkeep of the communal areas.



## Viewing

By appointment through Neilsons (0131 625 2222).



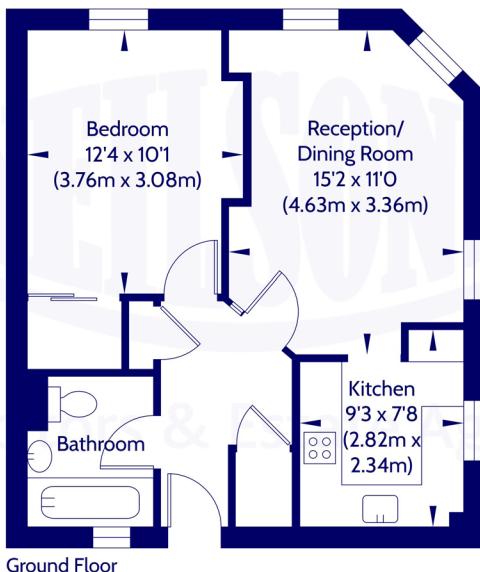


## Location

The vibrant and cosmopolitan Shore area of Edinburgh is a much sought-after and established neighbourhood, steeped in history but offering all modern conveniences including excellent transport links. The area is famous for its superb array of bars and world class restaurants which are all within convenient walking distance of this property. A wealth of local shops & services are close at hand, as well as the Ocean Terminal shopping centre which houses a number of high street stores, a multiscreen cinema and a large Pure Gym. There are a fantastic range of leisure opportunities in the surrounding area including Leith Links and The Water of Leith Walkway, which also connects swiftly to the cycle-path network providing convenient access throughout the city. Excellent local bus and recently completed tram services provide easy access to the city centre, airport, and surrounding areas.



Approx. Gross Internal Floor Area 43.39 Sq M / 467 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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