



Solicitors & Estate Agents



Offers Over

£250,000

7/1 Sandport

The Shore | Edinburgh | EH6 6PL

Immaculately presented, two-bedroom, ground-floor flat forming part of a modern, well-maintained factored development with shared landscaped gardens and private residents' parking, ideally located within the popular and vibrant Leith district. The flat's ground-floor position, modern specification, and excellent location make it an ideal purchase for first-time buyers, professionals, or buy-to-let investors alike, with easy access to Leith's wide range of amenities, transport links, and the city centre

 2 Bedrooms

 1 Public Room

 1 Bathroom

 Residents Parking

 Communal Gardens

 EPC Rating – D

 Council Tax Band - D



Description

The accommodation is entered via a welcoming entrance hall, featuring excellent built-in cupboard storage and a useful cloakroom. Finished in light, neutral décor with engineered wood flooring, the hallway sets the tone for the high standard of presentation found throughout the property and flows seamlessly into the principal living spaces. The bright and spacious dual-aspect living room provides an inviting setting for both everyday living and entertaining, offering a flexible layout to accommodate lounge and dining furniture if desired. Adjacent to the living room, the contemporary kitchen is fitted with stylish white wall and base units, complemented by marble-effect worktops. Integrated appliances include an oven, induction hob, and fridge/freezer, creating a practical and modern cooking space. Both double bedrooms are generously proportioned and continue the tasteful presentation of the living areas, each benefiting from built-in wardrobe storage and ample space for freestanding furniture. The accommodation is completed by a well-appointed bathroom, comprising a white three-piece suite with a shower over the bath, tiled splashbacks, and additional built-in storage.



The development is maintained by the factor James Gibb with an approx. cost of £55 per month.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property enjoys access to well-kept shared gardens, providing an attractive outdoor space, while private residents' parking adds further convenience..

Viewing

Please contact Neilsons on 0131 625 2222.





Location

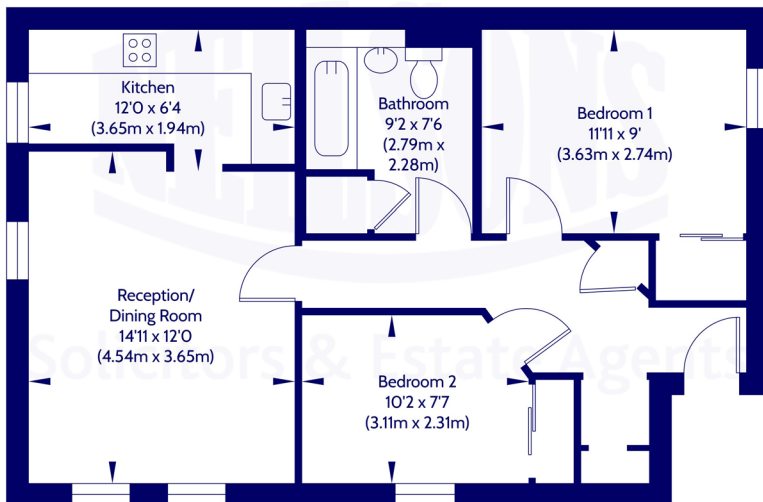
The Shore is one of Edinburgh's most desirable waterfront districts, renowned for its vibrant mix of restaurants, bars, cafes, and boutique shops, all set along the scenic waters of the Firth of Forth. Combining historic charm with modern living, the area offers a unique lifestyle with picturesque cobbled streets, contemporary apartments, and easy access to the city centre. With excellent transport links, a lively social scene, and stunning views over the water, The Shore is highly sought-after by professionals, families, and investors alike.





Approx. Gross Internal Floor Area 59 Sq M / 635 Sq Ft.

Ground Floor



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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