



Fixed price £162,000

10/1 Sheriff Park, Edinburgh, EH6 6DY



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Smart One-bedroom Ground Floor Flat Overlooking the Water of Leith

Idyllically situated looking out over The Water of Leith, this smart one-bedroom ground floor flat is conveniently located close to shops, restaurants and transport links.

Entrance Hall, Living Room with River Views, Separate Kitchen, Double Bedroom with Fitted Wardrobes, Smart Shower Room, Good Storage, Shared Waterside Gardens, Residents' Permit Parking, Gas Central Heating, Double-Glazing, Close to The Shore

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

| | |
|------------|------------------------------|
| Livingroom | 12'11" x 10'5" (3.96 x 3.18) |
| Kitchen | 7'4" x 6'9" (2.26 x 2.08) |
| Bedroom | 10'9" x 9'10" (3.28 x 3.02) |

LOCATION

Sheriff Park is a small purpose-built development located on The Shore in Leith. There are local amenities just moments away on Great Junction Street and Constitution Street, whilst the bustling waterside cafes and bars of The Shore are just moments away. There is a large Asda superstore at Newhaven and a wide selection of shops and entertainments at Ocean Terminal. The Water of Leith Walkway runs nearby and offers traffic free links to many parts of the city whilst the motorist can use Ferry Road or Seafield Road to connect to larger arterial routes to the east and west. The Shore Tram Stop is approximately 0.5 miles away.

EXTRAS

White goods included in the Sale

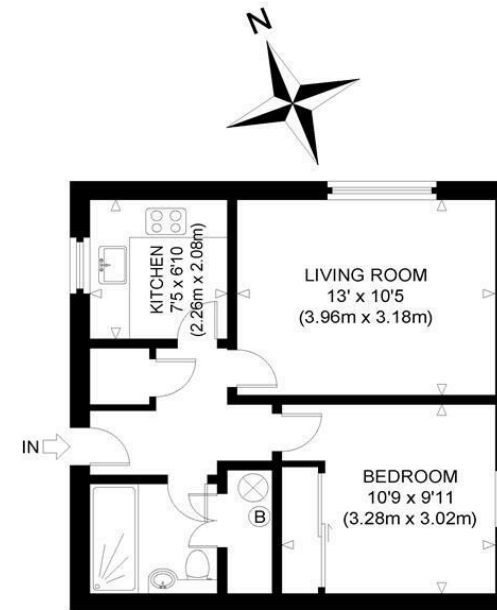
EPC RATING

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VIEWING

By appointment only please Telephone: 0131 554 6244





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 429 SQ FT / 39.9 SQ M

SHERIFF PARK

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 429 SQ FT / 39.9 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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