



Fixed price £195,000

5/3 Sheriff Park, Edinburgh, EH6 6DY



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Modern 2 Bedroom Ground Floor Flat Located on the Shore of Leith

Conveniently located in this well-kept development on the banks of The Water of Leith, this lovely two-bedroom ground floor flat is conveniently located moments from the bustling heart of Leith.

Entrance Hall, Living/Dining Room, Separate Kitchen, Two Bedrooms, Smart Shower Room, Walk-In Storage Cupboard, Shared Waterside Gardens, Residents' Permit Parking, Electric Heating, Double-Glazing, Close to the Shore and Water of Leith.

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)

Living Room/Dining Room	17'10" x 10'9" (5.44 x 3.28)
Kitchen	9'1" x 5'6" (2.77 x 1.68)
Bedroom 1	11'10" x 9'1" (3.61 x 2.79)
Bedroom 2	9'8"bx 8'11" (2.97bx 2.72)

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 free traffic 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

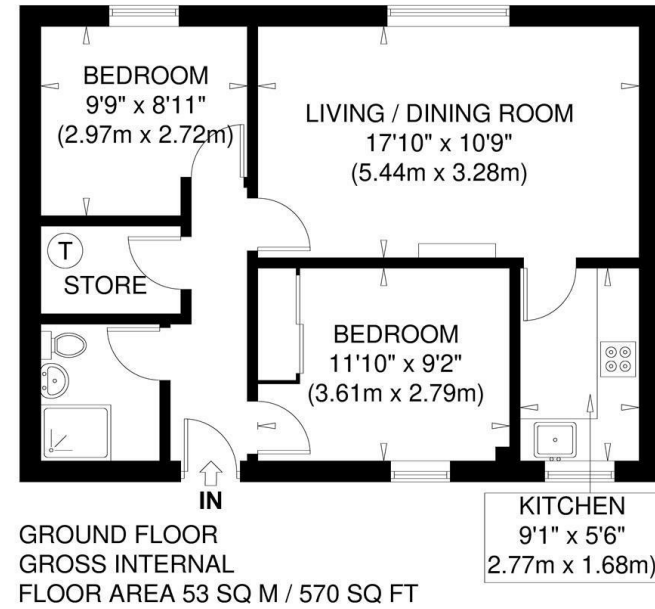
EPC RATING

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VIEWING

By appointment only please Telephone: 0131 554 6244





SHERIFF PARK
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 53 SQ M / 570 SQ FT
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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