



RALPH SAYER
SOLICITORS & ESTATE AGENTS

8/24 Sheriff Bank

The Shore, Edinburgh, EH6 6ES

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This two-bedroom fourth-floor flat forms part of a modern development overlooking the Water of Leith in the city's exclusive Shore area, and within the Leith conservation area. The flat is beautifully presented with attractive, modern interiors and a tasteful palette of décor throughout, and is sure to appeal to a wealth of buyers. It is also ideally positioned for easy access to the Shore and the rest of Leith's eclectic amenities, as well as enjoying excellent transport links close by, whilst the very heart of the city is just under two miles away.

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

Factor: The development is managed by James Gibb for an approximate fee of £100/pcm. This includes the cleaning, lighting and maintenance for all communal areas, including the lift maintenance and block buildings insurance.



Property Summary

- Fourth-floor flat in The Shore
- Part of a modern development
- Secure shared entrance and lift service
- Welcoming hallway with excellent built-in storage
- Spacious southeast-facing living room with balcony
- Stylish, well-appointed dining kitchen
- Two double bedrooms with mirrored built-in wardrobes
- Bright bathroom with shower-over-bath
- Well-maintained shared gardens
- Private residents' parking
- Electric heating and double glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £235,000





Spacious southeast-facing living room with balcony, a stylish, well-appointed dining kitchen and two double bedrooms







Bright bathroom with
shower-over-bath,
well-maintained
shared gardens and
private residents' parking





Let us help you find your next
dream property!



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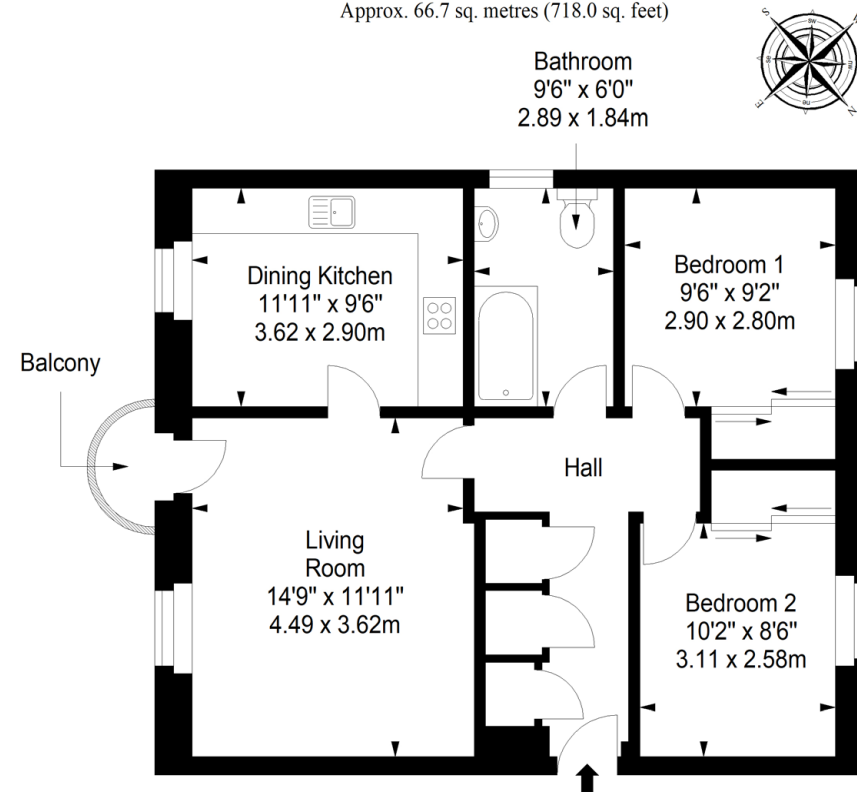
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Fourth Floor
Approx. 66.7 sq. metres (718.0 sq. feet)



Total area: approx. 66.7 sq. metres (718.0 sq. feet)