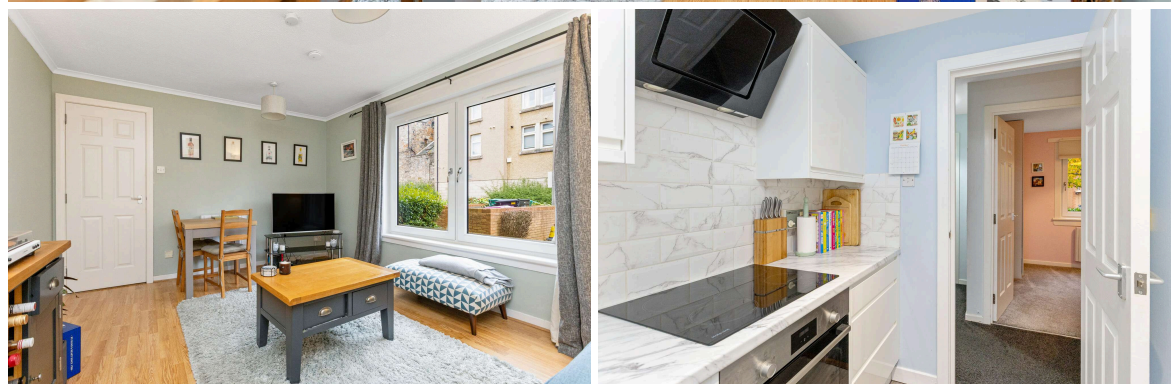




7/2 Sheriff Park  
LEITH | EDINBURGH | EH6 6DY

  
**warners**  
solicitors & estate agents



## 7/2 Sheriff Park

LEITH | EDINBURGH | EH6 6DY

Set within a smart riverside development on the picturesque Water of Leith, this well-proportioned two-bedroom ground floor flat offers an ideal opportunity for first-time buyers, professionals, or investors seeking a stylish, low-maintenance home in a highly desirable location. Finished in tasteful décor and forming part of the popular Sheriff Park development, the property perfectly balances modern comfort with a peaceful riverside setting in the heart of Leith's vibrant Shore district.

The accommodation is bright and inviting throughout, featuring a welcoming entrance hallway with a large storage cupboard and a generous south-facing sitting and dining room filled with natural light. The room offers ample space for both relaxing and dining furniture, creating a versatile and comfortable living environment. The contemporary fitted kitchen is designed for modern living, offering ample storage, sleek cabinetry, and quality work surfaces. Both bedrooms are well-proportioned and tastefully presented, providing flexible space for family, guests, or home working. The stylish bathroom is finished to a high standard, featuring a modern three-piece suite with a shower over the bath. Additional benefits include electric heating, double glazing, and access to beautifully maintained communal gardens that border the tranquil Water of Leith. Residents also enjoy private parking, adding to the convenience of this well-located home. Perfectly positioned just off Mill Lane, Sheriff Park enjoys a peaceful yet central location within easy reach of Leith's vibrant waterfront, offering an outstanding selection of bars, restaurants, and cafés. Combining modern style, riverside charm, and superb local convenience, this appealing home represents an excellent opportunity within one of Edinburgh's most sought-after areas.

### Accommodation comprises:

- Entrance hallway with two storage cupboards
- Bright south-facing sitting/dining room overlooking communal gardens
- Contemporary fitted kitchen with ample storage and modern finishes
- Two well-proportioned double bedrooms
- Modern bathroom with stylish three-piece suite and shower over bath
- Electric storage heating and double glazing
- Residents' private parking

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Integrated kitchen appliances will be included in the sale of the property including washing machine and curtains. EPC: D. CT: D. Factoring: Approx. £90 P/M Charles White Factoring

The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, with the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets and there are outstanding retail and food outlets at the nearby St James Quarter. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of high street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.



