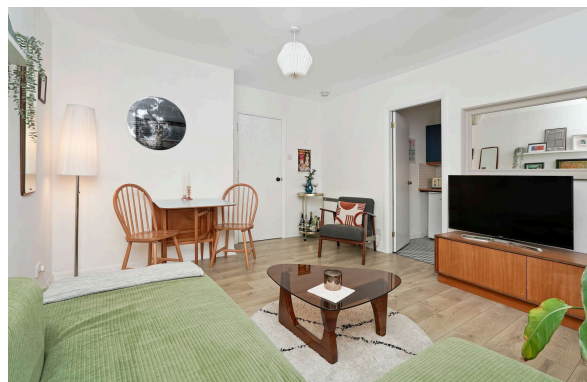




2/6 Sheriff Bank  
THE SHORE | EDINBURGH | EH6 6ER

  
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## 2/6 Sheriff Bank

THE SHORE | EDINBURGH | EH6 6ER

Bright and spacious, second floor quarter share flat forming part of a select modern development with residents parking, located within the fashionable Shore area of Edinburgh. This excellent property represents an ideal purchase for a single person, couple or small family. A hallway welcomes you to the property with two storage cupboards and security entry phone. The living room features large windows which ensure an abundance of natural light and with plenty of space for dining. The kitchen is currently fitted with an electric hob, oven, fridge freezer and washing machine. Both bedrooms are well proportioned with built in storage and completing the accommodation is the recently renovated bathroom with shower over the bath and a heated towel rail. The property further benefits from double glazing, residents parking and a resident's boardwalk.

- Well-presented two-bedroom flat within the fashionable Shore area
- Welcome hallway with storage and secure entry phone system
- Living room with dining area
- Two well-proportioned bedrooms with built in wardrobes
- Fitted Kitchen
- Double glazing
- Residents parking and Boardwalk

Council tax band D, EPC B

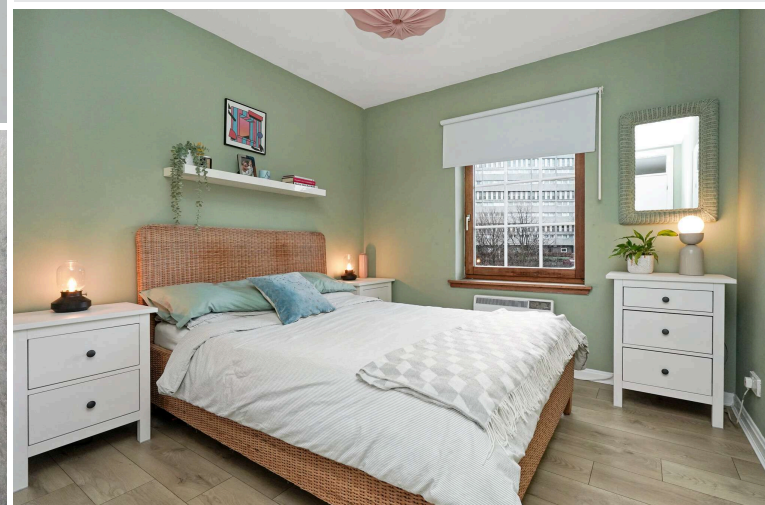
Extras include - Blinds/curtains in all rooms, shelving, all kitchen appliances including the oven, fridge freezer and washing machine. Other items of furniture including the sofa and beds are available by separate negotiation.

The remaining 75% share of the property is owned by Link Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the association. At the time of writing, a monthly occupancy payment of £243.25 is payable to the association. There is a monthly factor charge, payable to James Gibb factors of approximately £57 per month for upkeep of communal areas and gardens.

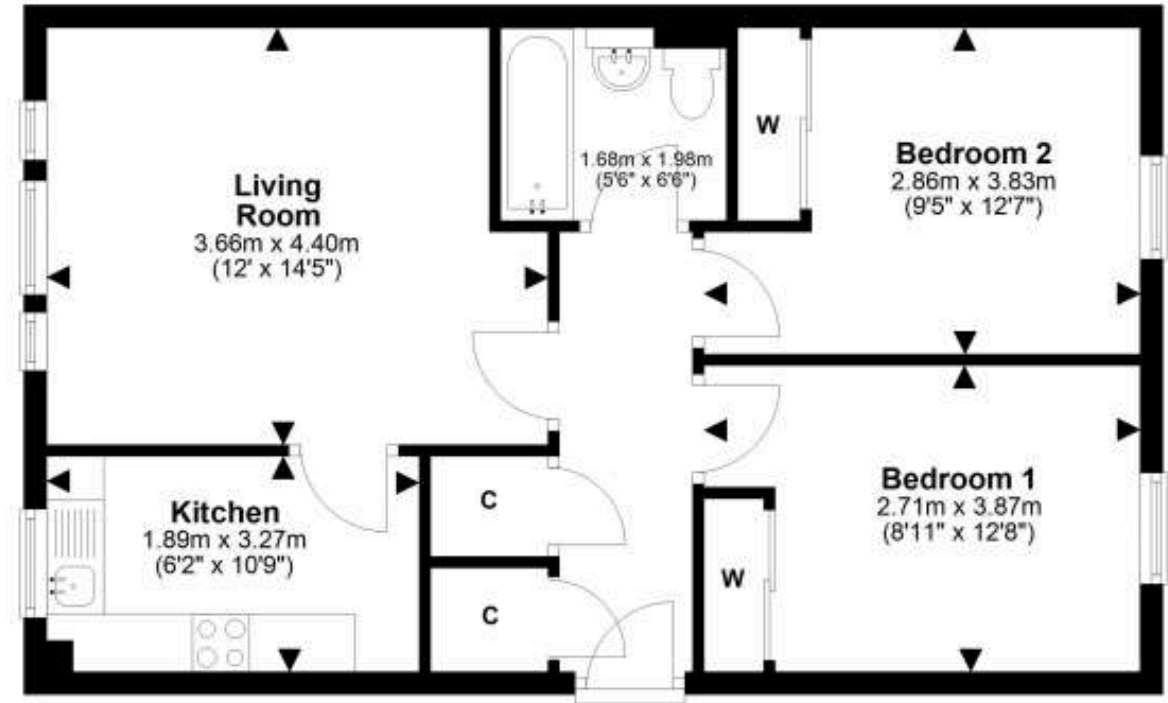
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The highly fashionable and vibrant Shore district of Edinburgh is located approximately three miles north of the city centre. Over recent years the area has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring district also boasts no fewer than three Michelin-starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal which also includes a multi-screen cinema. A 24 hour Asda supermarket is a little further west within neighbouring Newhaven whilst a new Aldi supermarket has just recently opened on Commercial Street itself. The area also benefits from exceptional public transport links into the city centre and beyond, including the newly opened tram line, offering swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

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