



Solicitors & Estate Agents



Offers Over

£200,000

2/9 Sheriff Brae

The Shore | Edinburgh | EH6 6EQ

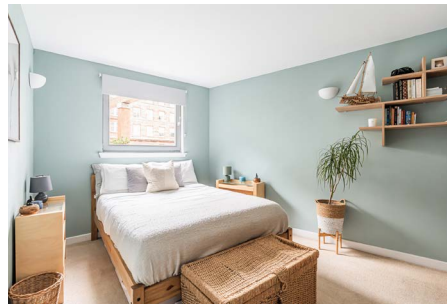
This impressive and generously proportioned first-floor apartment boasts a spacious balcony with a pleasant open outlook. Forming part of an established and well-maintained modern development, the property is ideally situated within the ever-popular Shore district, offering easy access to a superb range of local amenities, cafés, restaurants, and excellent transport links.

-  1 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Lift Access
-  Secure Allocated Parking
-  Private Balcony
-  EPC Rating – B
-  Council Tax Band - D



Description

The accommodation, presented in true move-in condition, briefly comprises: a secure entry system, lift and stair access to all floors, a welcoming hallway with useful storage, a bright and spacious open plan reception/dining room with access to a private balcony, a modern fitted kitchen with integrated appliances, a well-proportioned double bedroom with a walk-in wardrobe, and a contemporary bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating and double glazing throughout.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge/freezer, integrated dishwasher and integrated washing machine.

Parking & Factor

There is a secure underground car park with an allocated space and CCTV, and a factoring fee is payable to Trinity Factors at an approximate charge of £100 per month. This covers the maintenance of all the communal areas and buildings insurance. Permit/metered parking is also available within the area.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

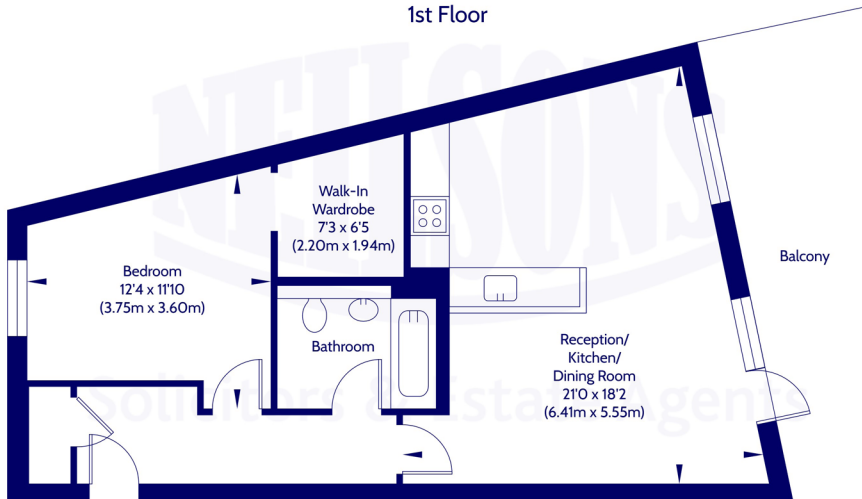
The vibrant and cosmopolitan Shore area of Edinburgh is a much sought-after and established neighbourhood, steeped in history but offering all modern conveniences including excellent transport links. The area is famous for its superb array of bars and world class restaurants which are all within convenient walking distance of this property. A wealth of local shops & services are close at hand, as well as the Ocean Terminal shopping centre which houses a number of high street stores, a multiscreen cinema and a large Pure Gym. There are a fantastic range of leisure opportunities in the surrounding area including Leith Links and The Water of Leith Walkway, which also connects swiftly to the cycle-path network providing convenient access throughout the city. Excellent local bus and recently completed tram services provide easy access to the city centre, airport, and surrounding areas.





Approx. Gross Internal Floor Area 57 Sq M / 609 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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