



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# Flat 15, 199 Lindsay Road

The Shore, Edinburgh, EH6 6ND

Set in the vibrant waterfront district of The Shore, this third-floor flat forms part of a modern development, offering stylish living close to popular restaurants, cafés, and scenic riverside walks, with Edinburgh city centre easily accessible. The home benefits from secure phone entry and lift access, and includes an entrance hall with storage, a bright southeast-facing open-plan living and contemporary dining kitchen with balcony, and two sunny double bedrooms with built-in wardrobes, including a principal with en-suite bathroom. A modern shower room completes the accommodation, while a communal garden and private allocated parking add further appeal.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Hacking and Paterson at an approximate monthly cost of £150

## Property Summary

- Third-floor flat in The Shore
- Part of a modern development
- Secure phone entry and lift service
- Entrance hall with storage
- Southeast-facing balconied living/dining room, open to
- Contemporary kitchen with fitted units
- Sunny main bedroom with built-in wardrobe and en-suite bath with overhead shower
- Second double bedroom also with a sunny aspect and a built-in wardrobe
- Modern shower room with a wall-hung mirror
- Communal garden
- Private allocated parking
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - E | Home Report Value - £280,000







Southeast-facing balconied  
living/dining room, open to  
a contemporary kitchen  
with fitted units







Sunny main bedroom  
with en-suite bath with  
overhead shower and a  
second double bedroom





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**dream property!**



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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

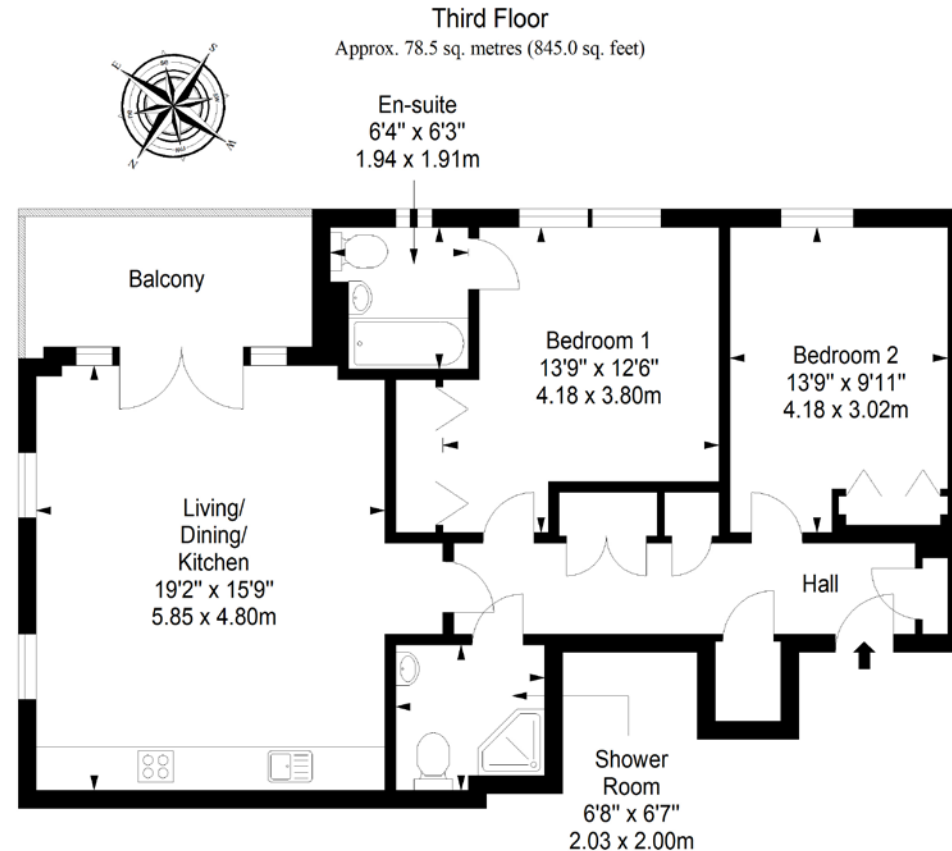
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10 Bankhead Crossway South  
Edinburgh, EH11 4EP

 **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.



Total area: approx. 78.5 sq. metres (845.0 sq. feet)