



8/1 Sheriff Bank  
Leith, EH6 6ES

**deans**   
Solicitors & Estate Agents LLP



## GROUND FLOOR FLAT

- Sitting Room/ Dining Room
- Kitchen
- Utility Room
- Two Double Bedrooms
- Bathroom
- Direct Access to Communal Riverside Boardwalk
- Residents' Carpark
- Double Glazing & Electric Storage Panel Heating
- EPC Rating – D



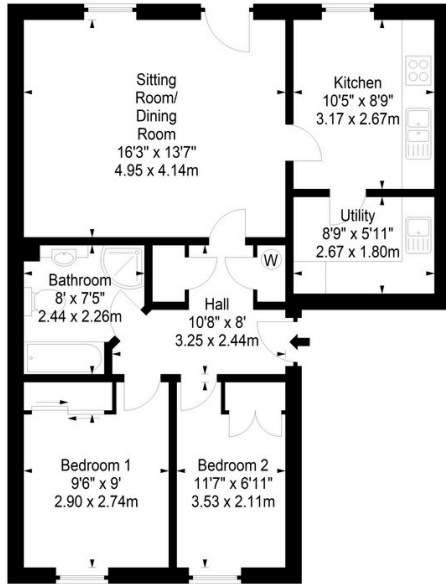
This well-presented ground floor flat with access to a communal private boardwalk is situated within a desirable factored development in the heart of the fashionable shore area of Leith. The property is close to a wide range of local amenities and is within walking distance to the tram stop giving access to the city centre and onwards to the airport. The accommodation comprises an entrance hall, a bright and spacious living/dining room, a separate fitted kitchen with adjoining utility room, two generously proportioned double bedrooms, and a family bathroom featuring both a separate shower and bath. Externally, there is a communal boardwalk to the rear of the property and there is a residents' carpark that provides off-street parking. The property features double glazing, electric storage panel heating and security system. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided. This flat is sold as furnished. Inventory can be provided of extras included. There is a factoring fee payable to James Gibbs of approx. £1,200.00 per annum.



**Sheriff Bank,  
Edinburgh,  
Midlothian, EH6 6ES**



Approx. Gross Internal Area  
719 Sq Ft - 66.80 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

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