



14/3 Sandport Way
THE SHORE | EDINBURGH | EH6 6EA


warners
solicitors & estate agents



14/3 Sandport Way

THE SHORE | EDINBURGH | EH6 6EA

Nestled in the heart of the fashionable Shore area along the banks of the Water of Leith and boasting spectacular views over the water is this immaculately presented second floor apartment. Moments from some of the city's finest restaurants, bars and cafes and close to quick transport links the property enjoys ample residents' parking, lift access, a private balcony and has been fully refurbished to create a stunning home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a spacious open plan lounge/kitchen with a contemporary and stylish kitchen section, generous dining space and access to the South - East facing balcony. There is additionally a master bedroom with built-in wardrobes and elegant en-suite shower room with sumptuous herringbone style tiles, a second well-proportioned double bedroom and the flat is completed by an exquisite main bathroom with shower over bath.

- Modern second floor apartment with water views
- Heart of the Shore location - moments from Michelin starred restaurants and trendy bars and cafes
- Ample residents' parking and lift access
- Welcoming hallway with abundant storage
- Bright open plan lounge/kitchen with balcony
- Two large double bedrooms
- Two bathrooms

Council Tax Band: F Energy Rating: C
Factoring fees payable to Myreside Management approximately £120 per month, paid quarterly.



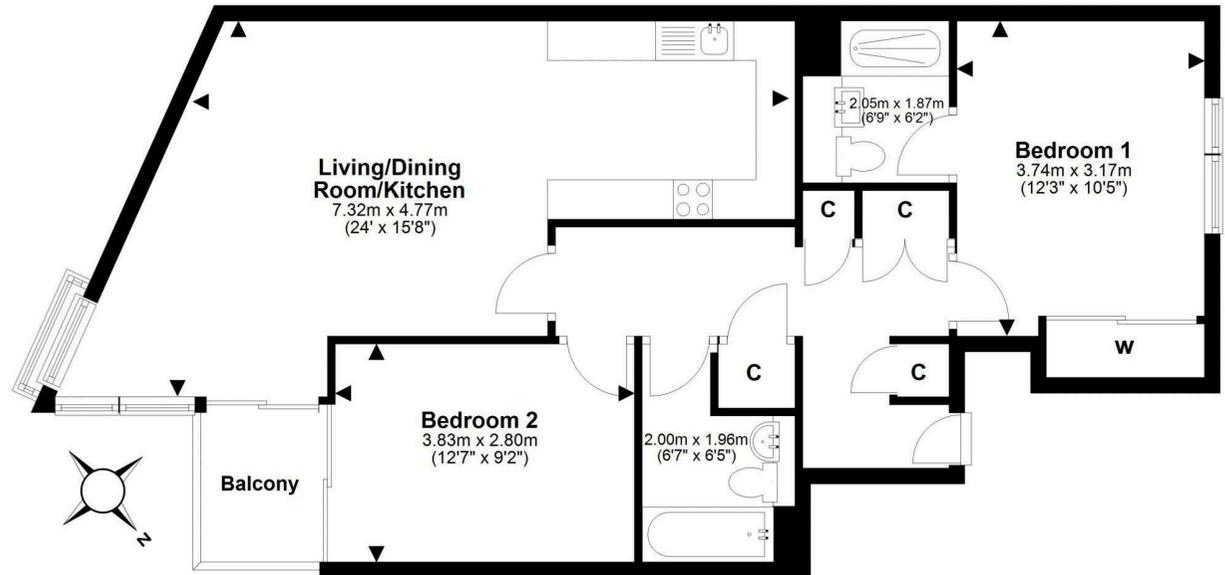
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures and integrated kitchen appliances are included in the sale. The light fittings in the hall and kitchen, bathroom mirrors, wooden shelves in the kitchen and the curtains in the main bedroom, are also included in the sale.

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 east within neighbouring Newhaven whilst a new Aldi supermarket has just recently opened on Commercial Street itself. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





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.