



4/6 Sheriff Bank,
THE SHORE | EDINBURGH | EH6 6ER


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solicitors & estate agents



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Bright and spacious, second floor two-bedroom 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 three 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, a balcony and views of the Water of Leith. The kitchen is currently fitted with an electric hob, oven, fan, fridge freezer and washing machine. Both bedrooms are well proportioned with built in storage and the master with a walk-in wardrobe/study area. Completing the accommodation is the shower room with shower and WC. The property further benefits from double glazing, residents parking and attic storage.

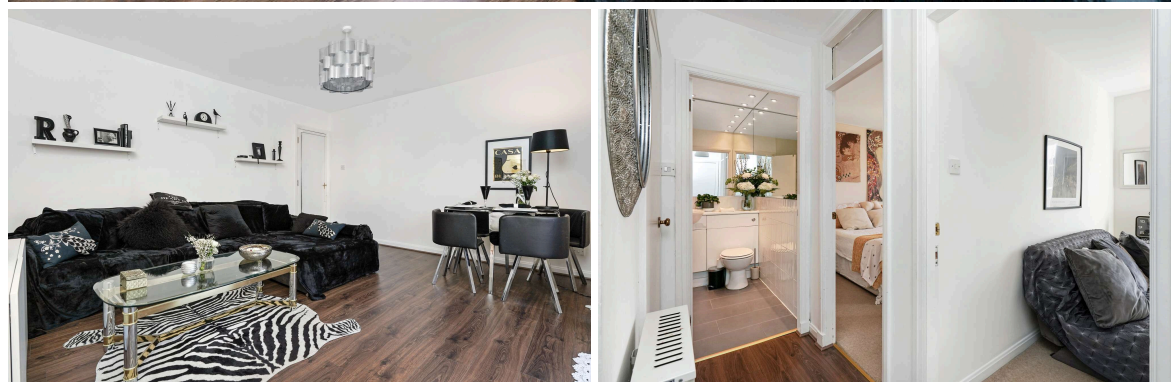
- Well-presented two-bedroom flat within the fashionable Shore area
- Welcome hallway with storage and secure entry phone system
- Living room with balcony and views of the Water of Leith
- Two well-proportioned bedrooms with built in wardrobes
- Fitted Kitchen
- Shower room
- Study/walk in wardrobe
- Residents parking and attic storage

Energy Rating: D , Council Tax: D

Factor payable to James Gibb, 23 Alva St, Edinburgh - Approx. £1,023 per annum (Initial Float of £200 requested)

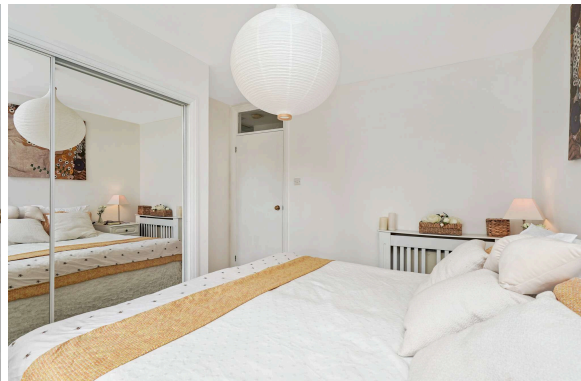
Extras Fixtures and fittings, oven, hob, washing machine, fridge freezer, sofa, dining room table and chairs, super king bed, two bedside tables, sofa bed, sliding mirror wardrobe, office desk and chair, outdoor chairs and all curtains.

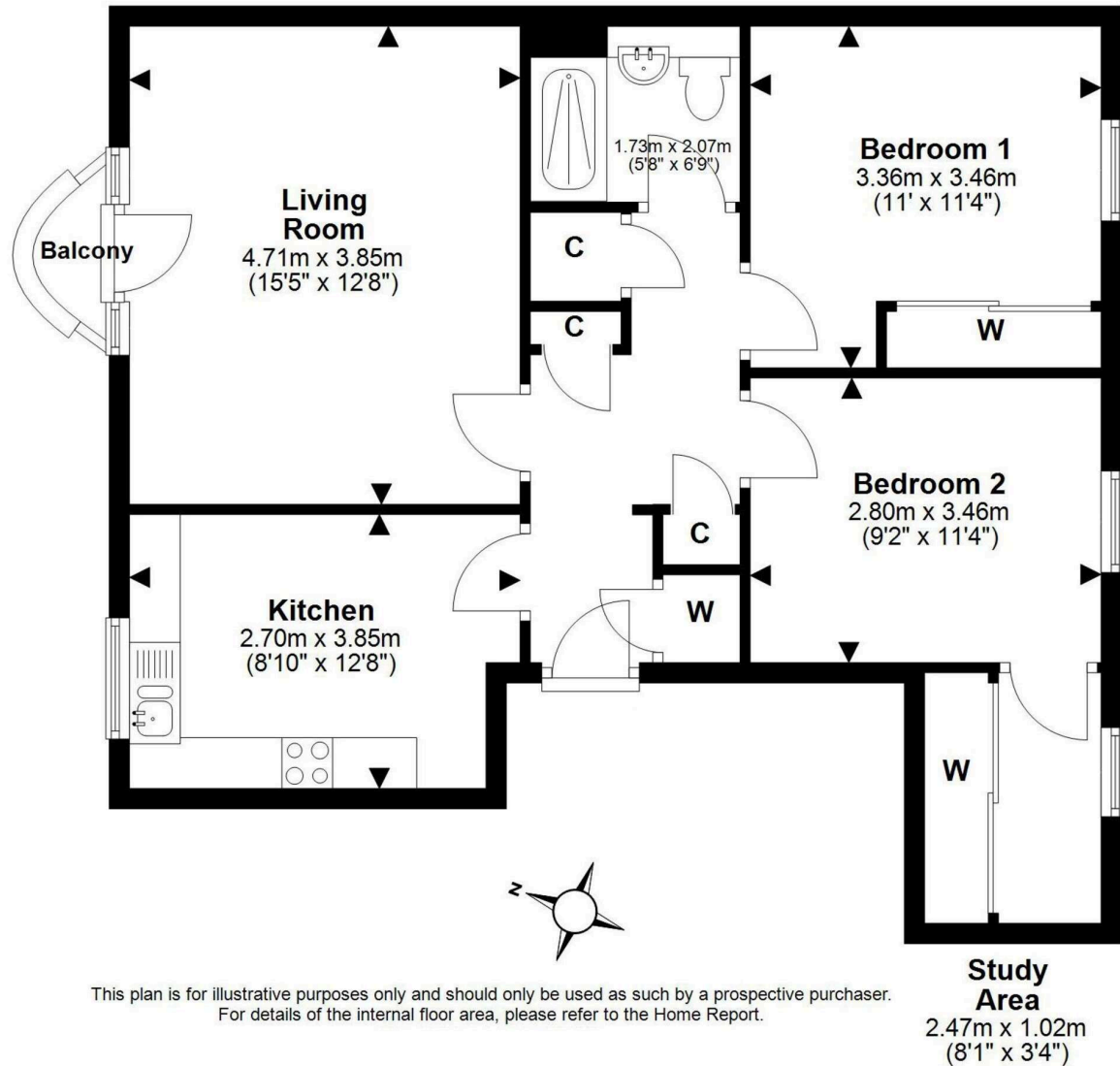
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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.