



Fixed Price

**£255,000**

## 7/5 Sandport

The Shore | Edinburgh | EH6 6PL

This beautifully presented and spacious second floor flat, forming part of a modern, well-maintained development with communal landscaped gardens and private residents' parking is ideally located within the popular and vibrant district of The Shore, close to a host of fantastic local amenities and transport links, including the tram stop which is only a short walk away. The accommodation would make an ideal purchase for the professionals and internal viewing is highly recommended to be fully appreciated.

 2 Bedrooms

 1 Public room

 1 Bathroom

 Resident's parking

 EPC rating - C

 Council tax band - D



## Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with built-in storage, spacious and bright lounge/dining offering a pleasant outlook and open plan to the modern fitted kitchen with breakfast bar and integrated appliances, light and airy principal bedroom with built-in storage, second well proportioned bedroom with built-in storage and stylish bathroom with white three-piece suite and shower over bath. Further benefits include electric heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances. Other items of furniture can be made available by separate negotiation.

## Parking & Factors

The property is situated within beautifully maintained communal garden grounds and there are two parking permits available. A factoring fee is payable to James Gibb at an approximate charge of £59 per month for the upkeep of the communal areas.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

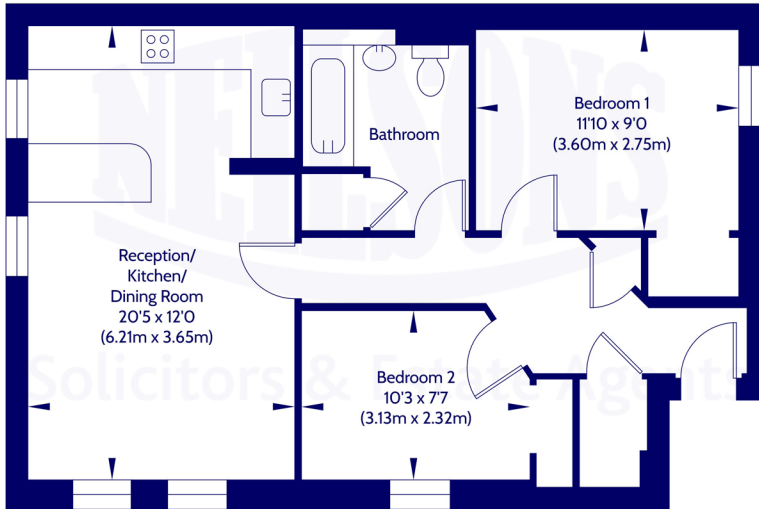
The vibrant and cosmopolitan Shore area of Edinburgh is a much sought-after and established neighbourhood, steeped in history but offering all modern conveniences including excellent transport links. The area is famous for its superb array of bars and world class restaurants which are all within convenient 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 59 Sq M / 631 Sq Ft.

## 2nd 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.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

