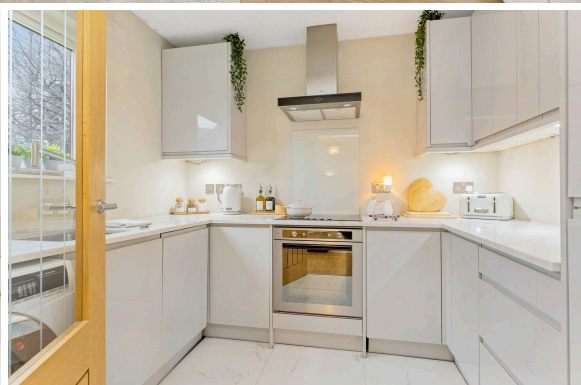




1/4 Sheriff Park
LEITH, THE SHORE | EDINBURGH | EH6 6DX

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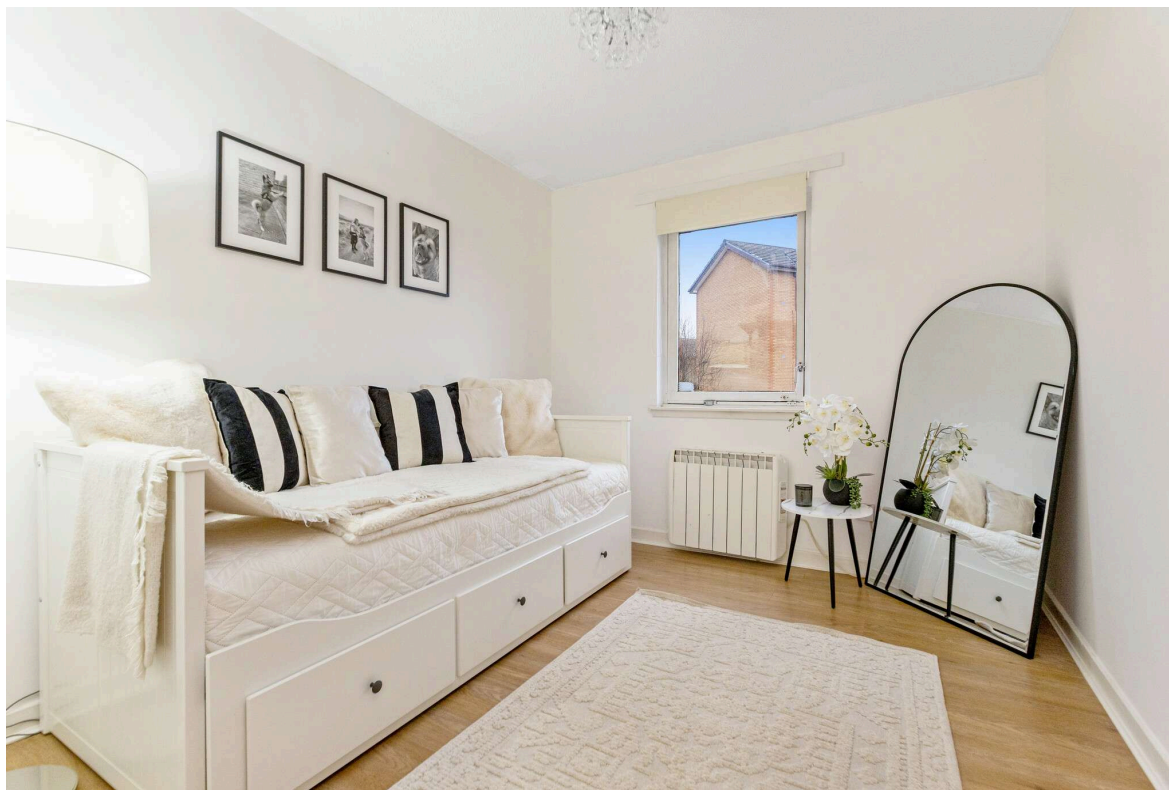
Nestled in a quiet cul-de-sac along the banks of the water of Leith, moments from some of the city's finest bars, cafes and restaurants is this immaculately presented first floor apartment. Boasting manicured communal grounds and ample resident's parking this property which was fully renovated would make an ideal buy, offered to the market in true move in condition.

The accommodation comprises a welcoming entrance hallway with large storage cupboard, a bright twin windowed lounge with generous dining space which leads through to the stunning kitchen with contemporary units. There are two well-proportioned double bedrooms (one with built-in mirrored wardrobes) and the flat is completed by an exquisite shower room.

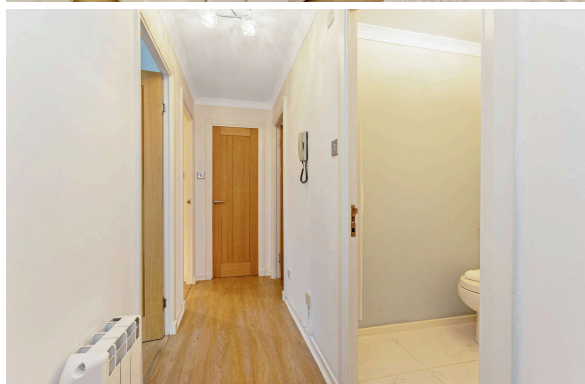
- Stylish first floor apartment in quiet cul-de-sac
- Heart of Leith and The Shore location
- Excellent shops, cafes and Michelin starred restaurants nearby
- Moments from quick bus, car and tram links
- Welcoming hallway with ample storage
- Bright twin windowed lounge with dining space
- Luxury kitchen with attractive units
- Two double bedrooms
- Exquisite shower room

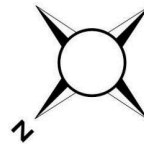
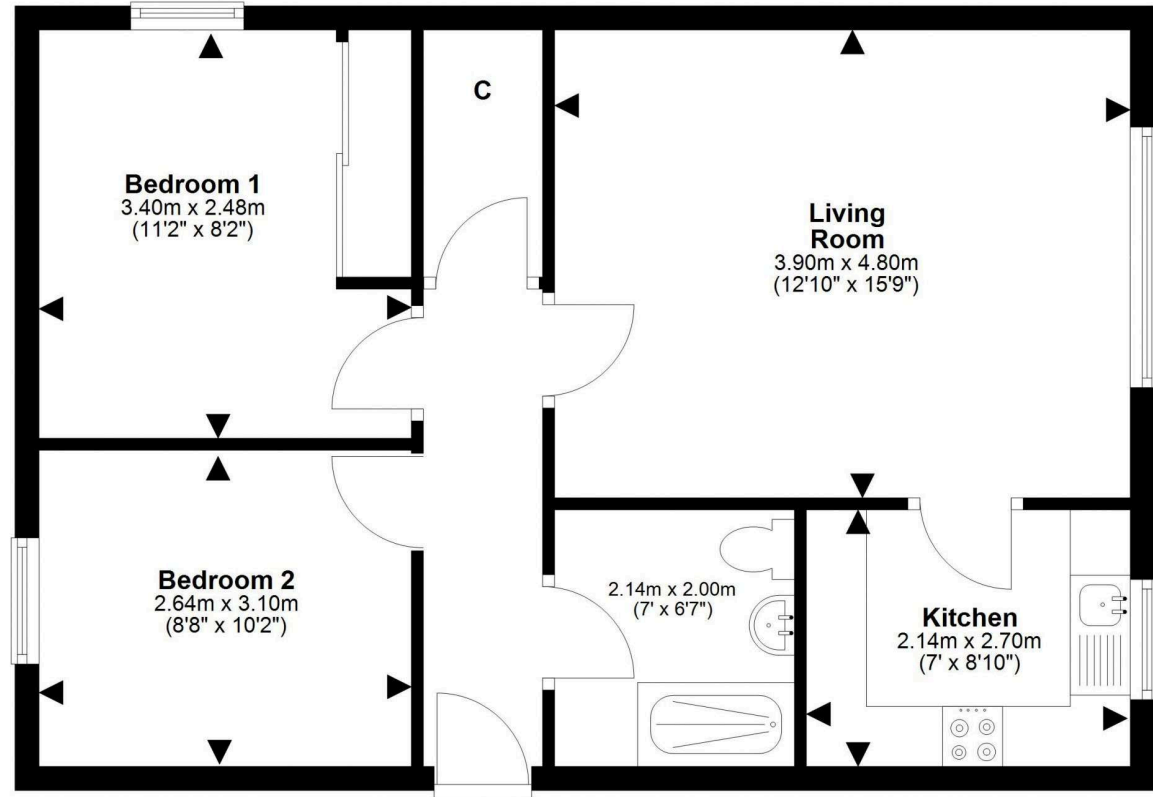
Energy rating D, Council tax band D. Factor is managed by Charles White and costs around £1406 yearly including building insurance. Extras included in this sale will be the fridge, freezer, oven, dishwasher, washing machine, curtains, blinds and TV bracket in bedroom.

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



The vibrant area of Leith and The Shore is highly sought after - in 2023 Time Out listed it as one of the coolest places to live in the world. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh 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.