



Flat 32, 2 Sheriff Brae, Edinburgh, EH6 6EQ

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Fabulous two bedroom, well-presented, fourth floor flat forming part of a mature modern factored development with lift access and underground secure parking. The property is ideally located in the vibrant and cosmopolitan area of The Shore close to an abundance of local amenities, bars, shops and restaurants along with a tram stop at Constitution Street. The property is presented to the market in excellent order throughout boasting a large private balcony area. We would recommend an early viewing.

- Reception hallway with a useful storage cupboard.
- Open plan living/dining and kitchen area, opening to a large private balcony.
- Kitchen fully equipped with a range of wall and base units along with a pantry cupboard along with integrated appliances.
- Double bedroom with built in wardrobe storage.
- Further double bedroom with fitted wardrobe storage.
- Bathroom comprising WC, wash hand basin bath with shower over, fixed mirror and vanity shelf, ladder radiator.
- Gas central heating (new boiler installed November 2022).
- Double Glazing throughout.
- Factored by Trinity Factors.
- Secure underground parking.
- Lift access to all levels.



## Location

The cosmopolitan area of The Shore and the buzzing port neighbourhood of Leith have become a vibrant hub for artisans and entrepreneurs alike. Fast developing its own identity, the area features a great selection of recreational facilities including Ocean Terminal with its multi-screen cinema and wide range of boutique and high street shops, the Royal Yacht Britannia and a David Lloyd Centre to name but a few. For one of the best dining experiences in Edinburgh the Shore features a range of fashionable cocktail bars, Michelin star restaurants, trendy bistros and coffee houses, and is an ideal place to socialise with friends and family. The famous Water of Leith features a beautiful and quiet walkway running from Leith to Balerno, and both Cramond Beach and Portobello Beach are easily accessible. Public transport is extremely wellcatered for, with busses from Henderson Street and tram stop at Constitution Street leading to all parts of the city. Access to the city bypass and the road network of central Scotland is also easily achieved via the A1. The property is also conveniently located for Leith School of Art and there are both primary and secondary schools nearby.

## Extras

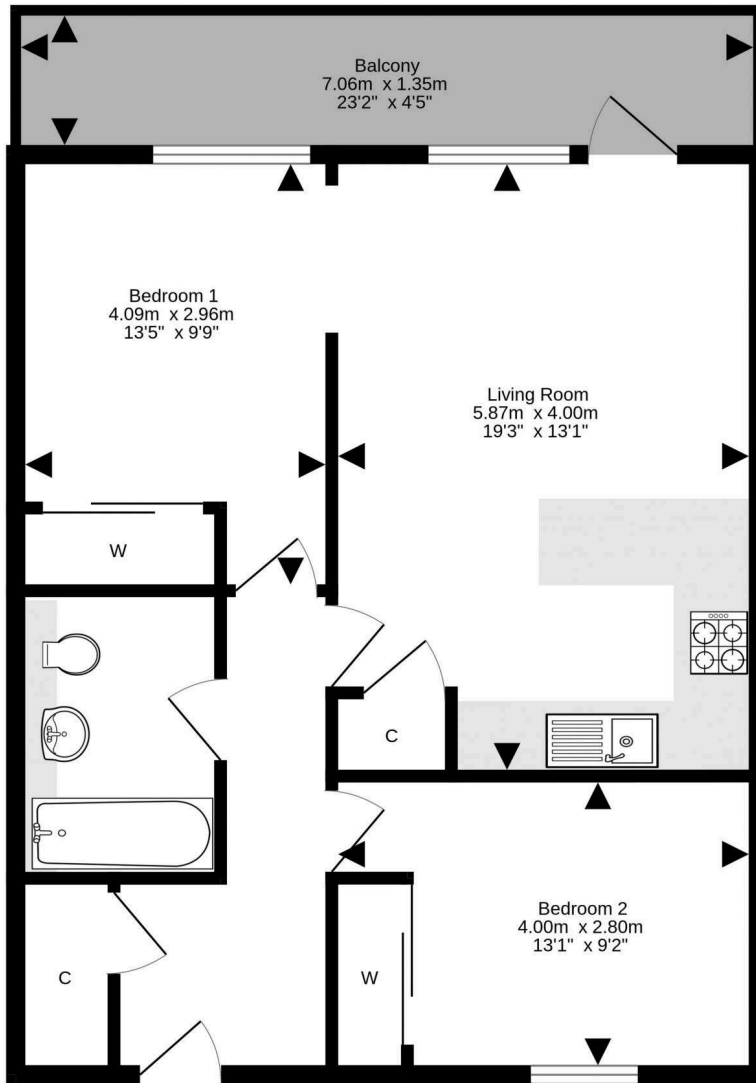
The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

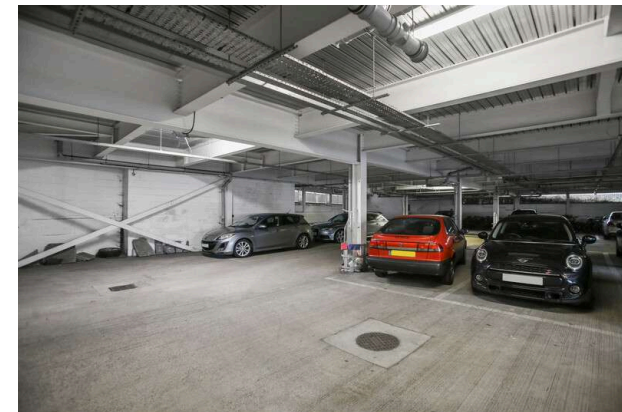
For price and viewing information or further details on this property please contact agent.

EPC Band - B





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

