



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS



# 14/12, YARDHEADS

---

**EDINBURGH, EH6 6BU**



RALPH SAYER  
SOLICITORS & ESTATE AGENTS



## 14/12, YARDHEADS

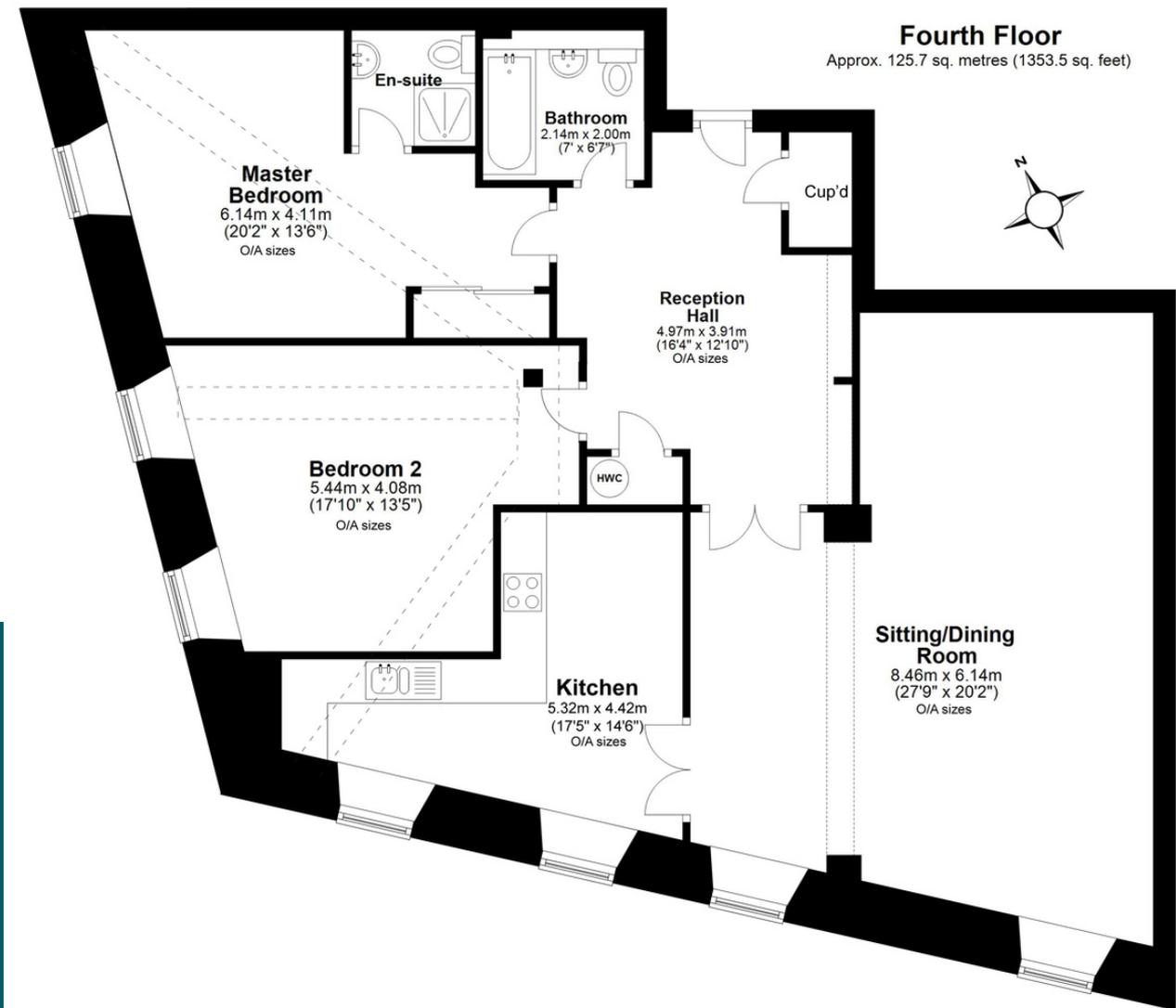


'THE SHORE'  
EDINBURGH, EH6 6BU



**S**et within a historic bond conversion, this appealing fourth-floor flat offers an exceptionally bright and spacious home at the heart of Edinburgh's cosmopolitan Shore district. Set within a pretty courtyard, the property enjoys a leafy, tranquil setting away from the bustling thoroughfare.

# FLOORPLAN



TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567  
EMAIL [PROPERTY@RALPHSAYER.COM](mailto:PROPERTY@RALPHSAYER.COM)  
[WWW.RALPHSAYER.COM](http://WWW.RALPHSAYER.COM)



RALPH SAYER  
SOLICITORS & ESTATE AGENTS

# VAST OPEN-PLAN RECEPTION



TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567 OR EMAIL [PROPERTY@RALPHSAYER.COM](mailto:PROPERTY@RALPHSAYER.COM)  
[WWW.RALPHSAYER.COM](http://WWW.RALPHSAYER.COM)



**A** secure entry phone system provides access to the communal foyer and stairs, where the front door opens into a particularly generous and welcoming central hall. Here crisp white walls, The hallway & kitchen floors are engineered wood while the living room is herringbone laminate and spotlights create an airy, pared-back aesthetic, setting the tone for the accommodation to follow. Straight ahead French doors invite you through into the vast open plan main reception room. Enjoying a south-westerly aspect, light floods the space and it offers excellent scope for various furniture configurations. Another set of french doors lead into the adjacent kitchen, the fitted units have been perfectly designed around the unusual shape, with two deep recessed windows enjoying the sunny aspect. Returning to the hall, there are two equally proportioned double bedrooms and a three-piece bathroom. The master bedroom also boasts built-in mirrored wardrobes and an en-suite shower room. Completing this fantastic home are two large hall cupboards, providing great storage. The property also has attic storage along with a secure bike store and allocated parking.



# MASTER BEDROOM







## ' THE SHORE' - LEITH

Yardheads is situated in the vibrant Shore area of Leith, in the historic port of Leith. A wealth of bars, cafes and Michelin starred restaurants, line the Water of Leith. Nearby is the Ocean Terminal Shopping Centre, offering high street shopping and includes a Pure Gym, Vue Cinema and moored alongside is the famous Royal Yaght Britannia and the head quarters of the Scottish Office. The wide open park of Leith Links, is nearby and a great social hub with local football clubs, children's playground, tennis courts and bowling greens. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness centre. The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. An excellent number of regular bus routes, service the area, including the No.22 route to the west and the Gyle Business Park and the No.35, passes by the Scottish Parliament at Holyrood and onto the west.



# RALPH SAYER

SOLICITORS & ESTATE AGENTS

**Birch House,  
10 Bankhead Crossway South,  
Edinburgh,  
EH11 4EP**

**[www.ralphsayer.com](http://www.ralphsayer.com)  
0131 225 5567  
[property@ralphsayer.com](mailto:property@ralphsayer.com)**

#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.