



8/4 Sheriff Park  
The Shore, Edinburgh, EH6 6DY





# 8/4

## Sheriff Park

Attractively presented, well proportioned yet easily manageable first floor flat which enjoys a quiet and pleasant setting in this modern yet mature residential development on the banks of the Water of Leith.

- Modern first floor flat in quiet riverside development
- Well-kept communal stair w/secure entryphone
- Welcoming hallway w/storage
- Lounge/Dining room w/river views
- Well-appointed kitchen
- Two double bedrooms
- Three-piece bathroom
- Electric heating
- Communal grounds
- Residents' parking

Home Report: £200,000

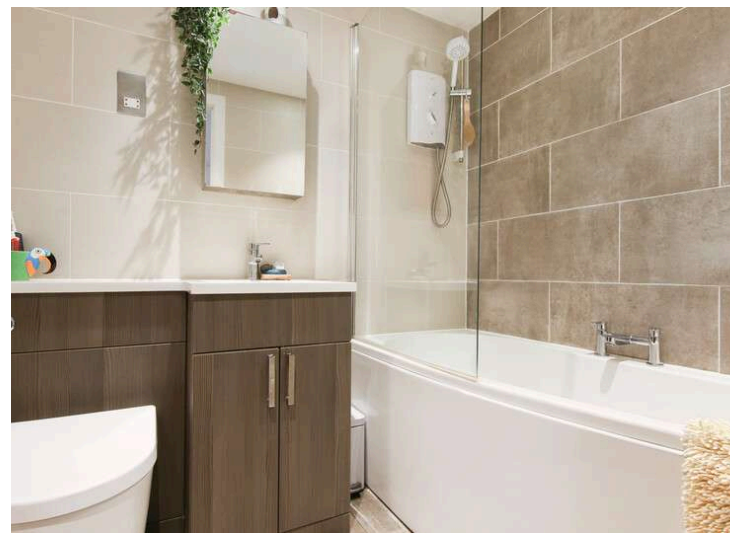
EPC Rating: C

The flat is entered off a well kept common stairway with secure entry and comprises welcoming reception hall with storage cupboard, lounge/dining room with river views, kitchen accessed off the lounge, two bedrooms (one with built-in wardrobes) and a three-piece bathroom with overhead shower. The flat further benefits from electric heating.

The development is set within well maintained areas of landscaped communal garden ground and private residents' parking is also available.

Extras: To include all fitted flooring and fitted carpets; light fixtures; curtains & blinds; oven; hob; cooker hood; fridge/freezer; and washing machine in the sale.

Factor: Charles White are the appointed factor for the development with each property paying £82 per month for communal maintenance and gardening.

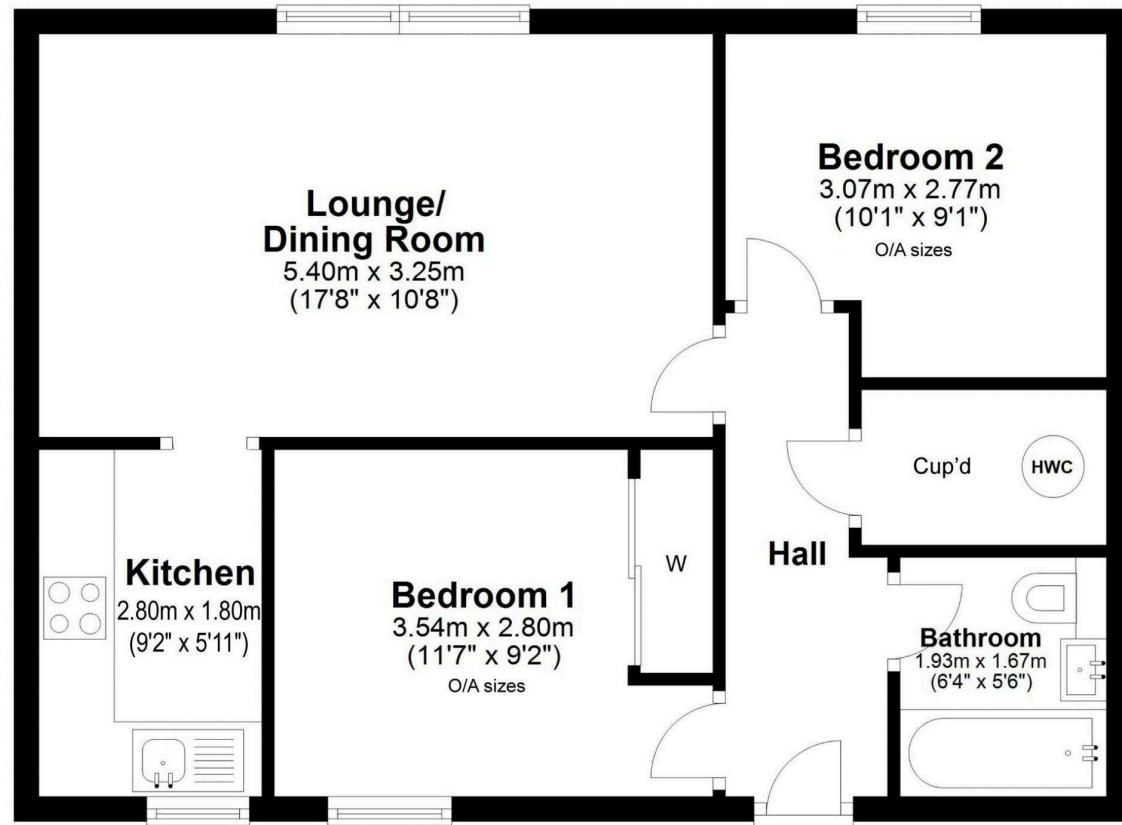


Approximately two miles north of Edinburgh city centre, the Shore was once a thriving port at the heart of the capital's maritime industry. The Shore is renowned for its buzzing arts and social scene, with galleries and boutiques, trendy bars and award-winning eateries. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce. The area is served by an excellent range of local services and amenities, particularly at the Foot of the Walk and Great Junction Street. Ocean Terminal offers further shopping and leisure facilities. The property enjoys fantastic public transport links including easy access to the tramline and bus services running day and night around the city. There is also swift and easy to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.



## First Floor

Approx. 52.9 sq. metres (569.6 sq. feet)



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