



**37 (3F1) Sandport Street, The Shore,
Edinburgh, EH6 6EP**



CHARTERED FIRM



ELP 
**Arbuthnott
McClanachan**
solicitors & estate agents

BRIGHT AND SPACIOUS

TWO-BEDROOM, THIRD FLOOR TENEMENT FLAT



Bright and spacious, two-bedroom, traditional tenement, third floor flat situated within the Shore area with its fantastic selection of cafes, restaurants and shops. Ocean Terminal is close for further shopping and the cinema and the Tram takes you into the city centre or the Airport. This property has lovely, original period features including cornicing, Press shelving, wood flooring and beautiful cast iron fireplaces in two of the rooms. The accommodation consists of a communal entrance stair, with entry phone system, a hallway with two generous cupboards, a light filled lounge, with a fireplace and a nice leafy outlook, and a fitted kitchen with a range of wall and base units, appliances, tiled flooring and tiled splash back. There are two double bedrooms, a bathroom, with a bath and overhead shower and a vanity unit. There is permit parking.

Communal stair, with entry phone system

Hallway with storage

Lounge with fireplace

Kitchen

Two double bedrooms

Bathroom

Gas central heating

Sash and case windows

Permit parking





THE SHORE

Ideally placed in the Shore area with its Michelin Star restaurants, bistros, bars & cafes and a range of local shops, Ocean Terminal with its cinemas, restaurants & quality shops and cultural attractions such as Custom Lane and Leith Theatre. There is also a local Farmers Market, a Sainsbury Local and an Aldi nearby, an Asda along at Newhaven and a Tesco at the foot of Easter Road. The flat is well located for Leith Links, walks along the Water of Leith, New Kirkgate Shopping Centre and Leith Victoria Swim & Fitness Centre. Regular bus services travel to the City Centre and other parts of Edinburgh from the main road, North Edinburgh Bike Network. The Leith to City Centre cycle & walking route is also close at hand. The tram extension, when finished, will connect the area directly to Edinburgh Airport.



Extras

All fitted floor coverings, blinds, light fittings, cooker, fridge freezer and washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

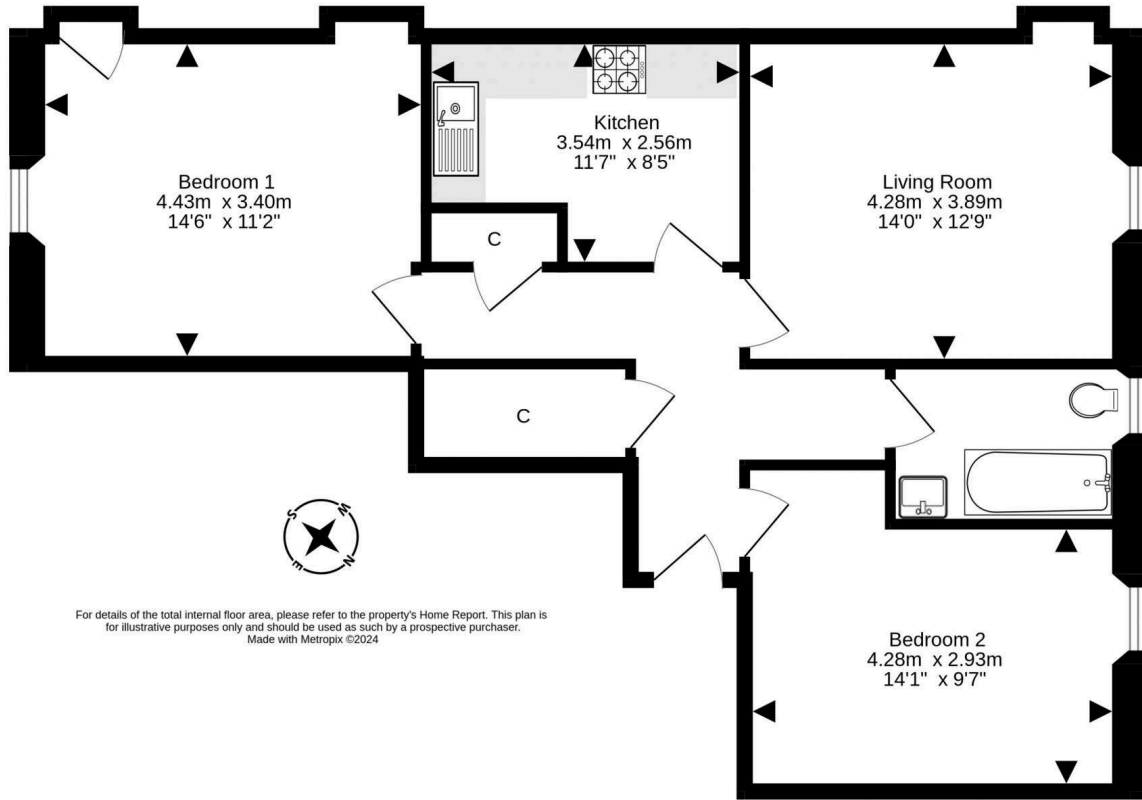
C

Home Report Valuation

£265,000

EPC Rating

C



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.
Made with Metropix ©2024



Bathroom
2.58m x 1.75m
8'6" x 5'9"



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.