

COULTERS<sup>©</sup>

# 2/14 SHERIFF BRAE

LEITH, EDINBURGH, EH6 6EQ

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

2/14 Sherrif Brae is a stylish and well-presented two bedroom second floor flat forming part of a modern development which is positioned in the heart of The Shore in Leith and surrounded by the Water of Leith and fantastic independent retailers and dining options.

The property comprises of a large welcoming hall with great storage space, bright and spacious open plan newly installed kitchen/sitting room with dining space and access to the large private balcony over looking the Water of Leith.

## KEY FEATURES



Stylish second floor flat situated in The Shore area.



Private balcony overlooking the Water of Leith.



Within walking distance of a tram stop.



Two double bedrooms.

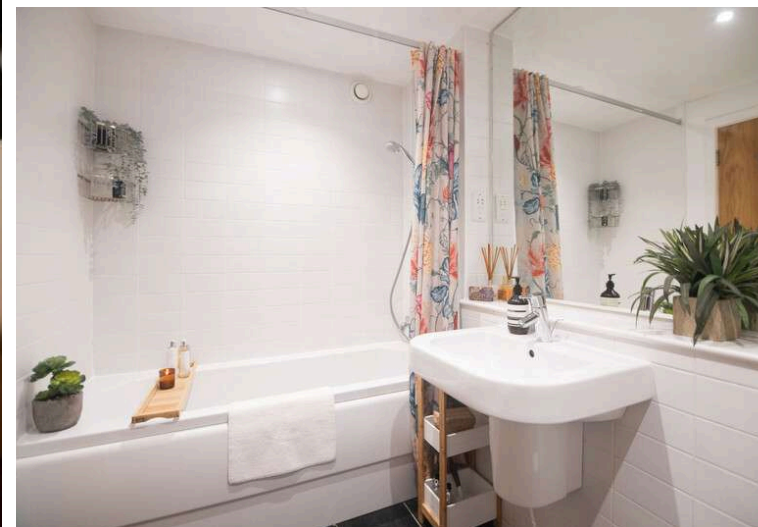


Allocated residents car parking space.



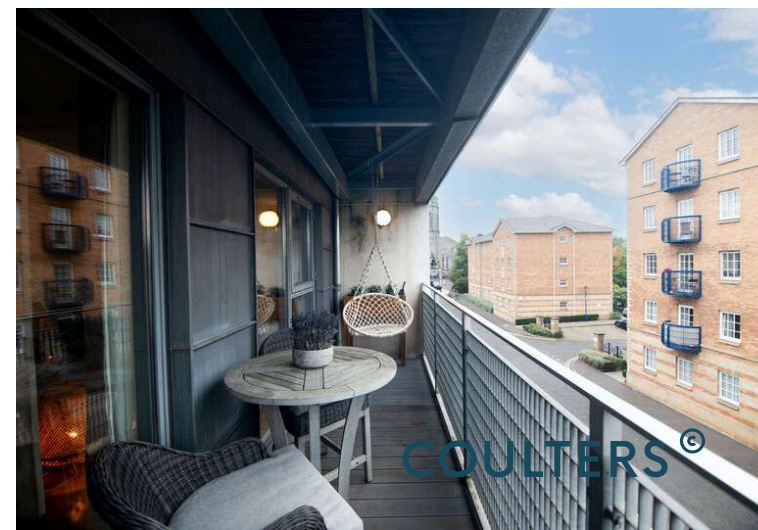
Independent retailers and cafes nearby.





The kitchen consists of a range of floor and wall mounted sleek cabinets, a breakfast bar and integrated appliances including fridge freezer, oven, four ring gas hob, slimline dishwasher and extractor hood. The two generous double bedrooms, one with built-in wardrobes, and three piece partially tiled bathroom with towel rail complete the accommodation.

The property further benefits from gas central heating, double glazing, secure door entry system and allocated secure parking space.







## THE LOCAL AREA

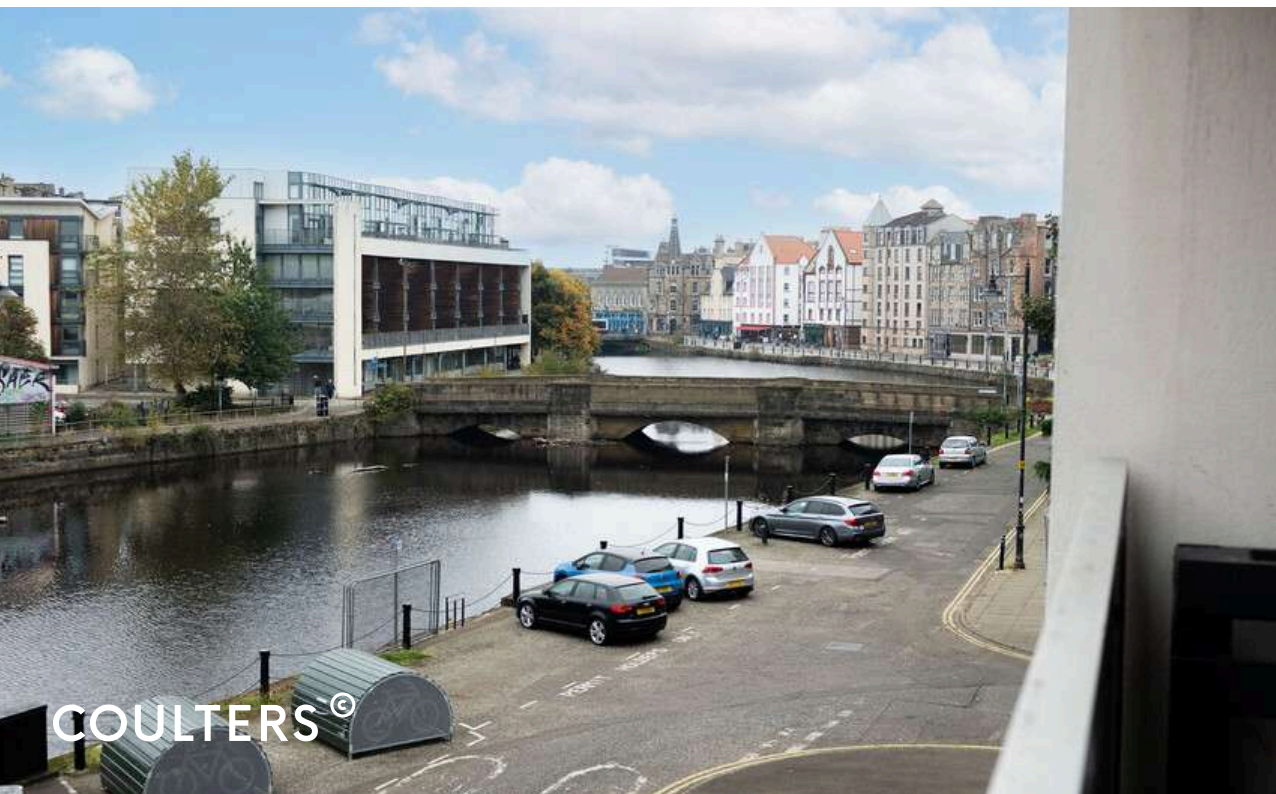
Situated approximately two miles north of Edinburgh's city centre, the vibrant Shore area was once a thriving port at the heart of the capital's maritime industry. Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city.

The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food.

The Shore enjoys fantastic public transport links into the city centre and is just a five minute walk from the nearest tram stop. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

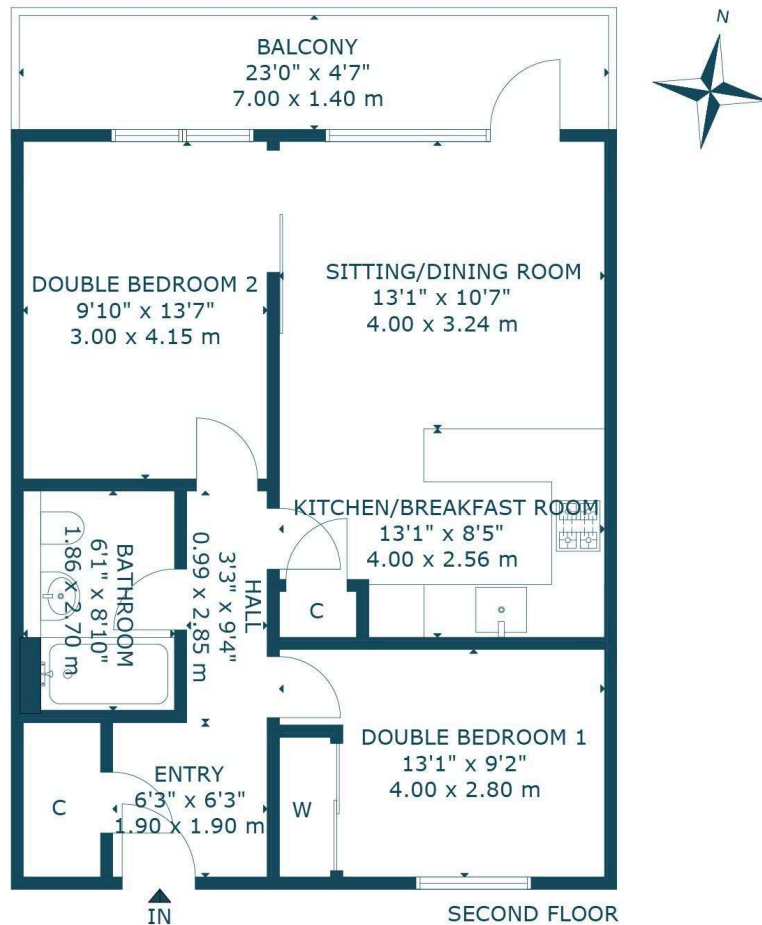
## EXTRAS

All fitted flooring, blinds, light fittings and integrated appliances are included in the sale price.









2/14 SHERIFF BRAE, LEITH, EDINBURGH, EH6 6EQ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL FLOOR AREA 806 SQ FT / 75 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
 Copyright © Nest Marketing www.nest-marketing.co.uk

## GET IN TOUCH



[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.