



**4/3 SHERIFF BANK**  
LEITH, EDINBURGH, EH6 6ER



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RATING



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Welcome to a modern two-bedroom first-floor flat which is brought to market in walk-in condition, providing sought-after neutral interiors and quality finishings throughout. The home further boasts a large reception area and breakfasting kitchen, a private balcony, and excellent storage. It also has allocated parking and a prime location as part of a factored modern development, set directly beside the Water of Leith. Superb amenities are just a stroll away, along with bus and tram links, and the award-winning restaurants of The Shore – it is a highly fashionable and convenient place to live.

Accessed via a secure telephone-entry system, the flat's front door opens into a neutrally decorated hall with four built-in cupboards. It offers a warm welcome and leads into the living room on the right. This reception area continues the hall's attractive décor and wood-toned floor, ensuring a desirable blank canvas for new buyers. The room has spacious proportions for various lounge furnishings and it extends out via a glazed door onto a charming balcony, which offers delightful views over the Water of Leith. Next door, the breakfasting kitchen is generously appointed with modern cabinets in mix-and-match tones. The expansive worktops complement the aesthetic, along with the matching splashbacks and fitted breakfast bar.

## FEATURES

- A first-floor flat in walk-in condition
- Part of a modern development
- Prime location in sought-after Leith
- Neutral interiors and quality finishings
- Secure telephone-entry system
- Entrance hall with four built-in cupboards
- Bright and spacious living room
- Private balcony with views over the Water of Leith
- Well-appointed breakfasting kitchen
- Two double bedrooms with built-in wardrobes
- White-tiled bathroom with overhead shower
- Well-maintained communal garden
- Private allocated parking
- Electric heating and double-glazed windows





Under-unit lighting allows for ambient kitchen moods, whilst integrated Siemens appliances ensure a streamlined finish. On the opposite side of the hall, the two double bedrooms both enjoy crisp white walls and soft carpets for maximum comfort. Both rooms have their own built-in wardrobe and a large window opening to a Juliet balcony, which adds to the airy ambience. A three-piece bathroom completes the interiors, providing a WC suite and a P-shaped bath with an overhead shower – all enveloped in white tiles. Electric heating and double glazing ensure year-round comfort. Outside, the development offers private allocated parking and a well-maintained communal garden. It also has a lovely walkway beside the Water of Leith, providing an inspiring backdrop for leisurely strolls. Extras: all fitted floor coverings, light fittings, integrated appliances (ceramic hob, concealed extractor, oven, microwave combi oven, fridge/freezer, and dishwasher), and a washer to be included. Factor: James Gibb factor the development for roughly £1000/year. This includes upkeep of communal areas and block buildings insurance.



Virtually staged by Property Studios





## Leith

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.





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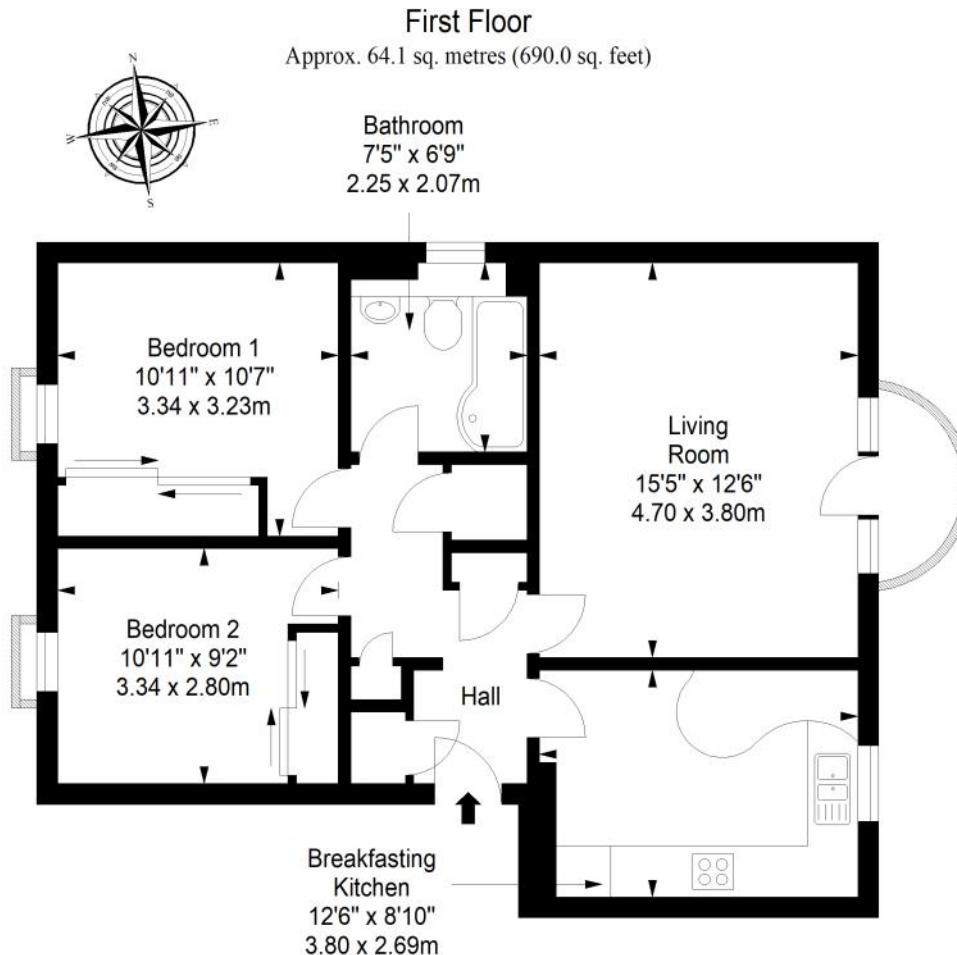
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HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN



Total area: approx. 64.1 sq. metres (690.0 sq. feet)