

# 42/14 Sandport Street

THE SHORE, EDINBURGH, EH6 6EP



*This superb two-bedroom period flat is presented to the market in excellent condition and the top-floor position ensures fantastic views and superb levels of natural light*



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# THE LIVING ROOM



The accommodation is focused on a beautiful open-plan kitchen and living room, which has neutral décor and a stunning original floor. Light arrives through a reconditioned sash window, and there is plenty for a variety of different furniture arrangements. This will give the new owner plenty of flexibility to create their ideal entertaining space.

# THE KITCHEN



The kitchen has a skylight and enjoys a range of base and wall-mounted units that provide excellent prep and storage space. There is a range of integrated and freestanding appliances.







Bedroom one is a bright and spacious double with excellent views and ample space for a full suite of bedroom furniture. Bedroom two is a further generous double, currently used as a superb home office, that has plenty of space for a double bed and plenty of supporting bedroom furniture. The accommodation is completed by a modern shower room which has natural light and partial tiling.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





Further benefits include gas central heating and a secure entry system.

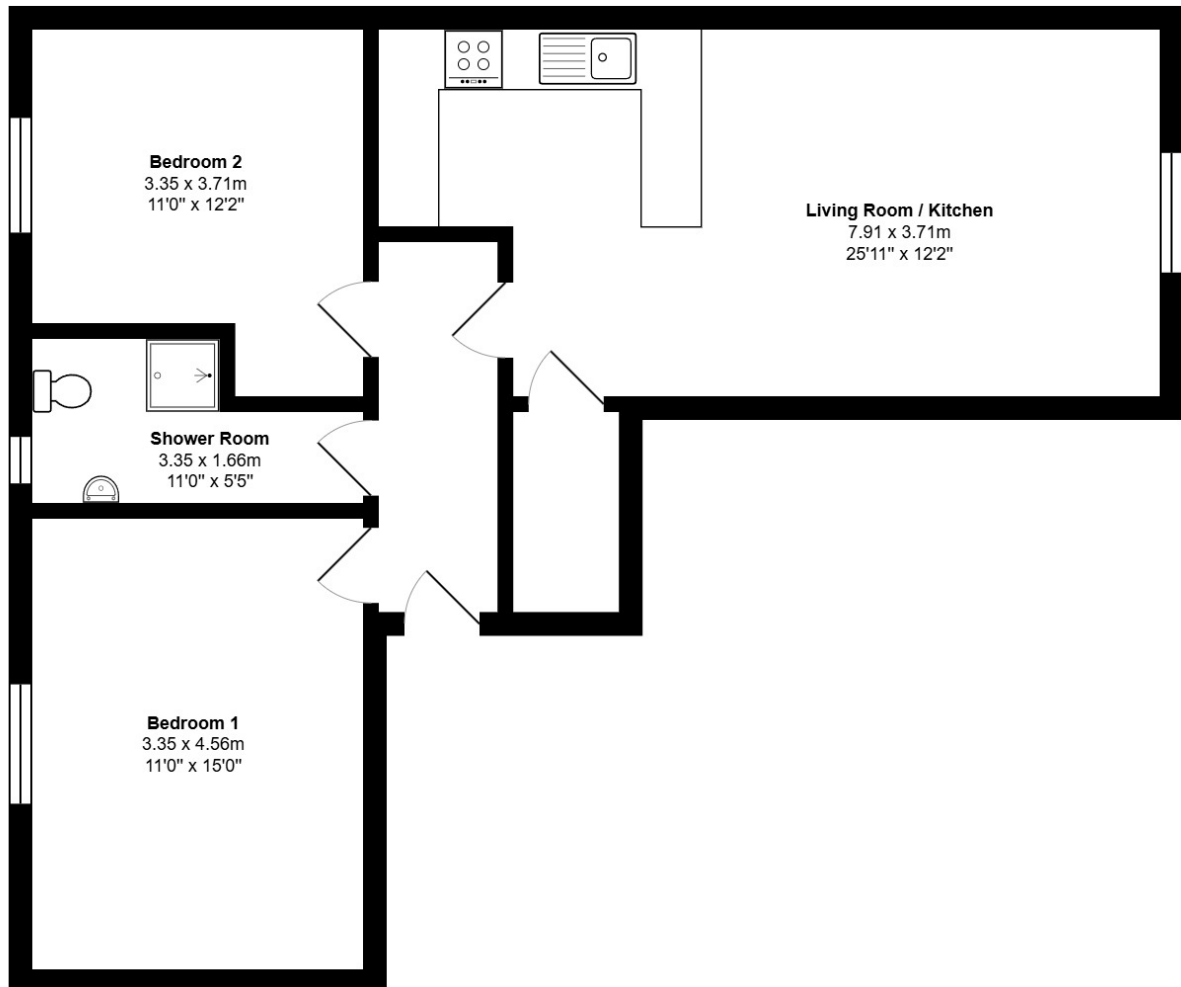
This is a superb flat in a popular district, and internal viewing is highly recommended.

# EXTERNALS & VIEWS



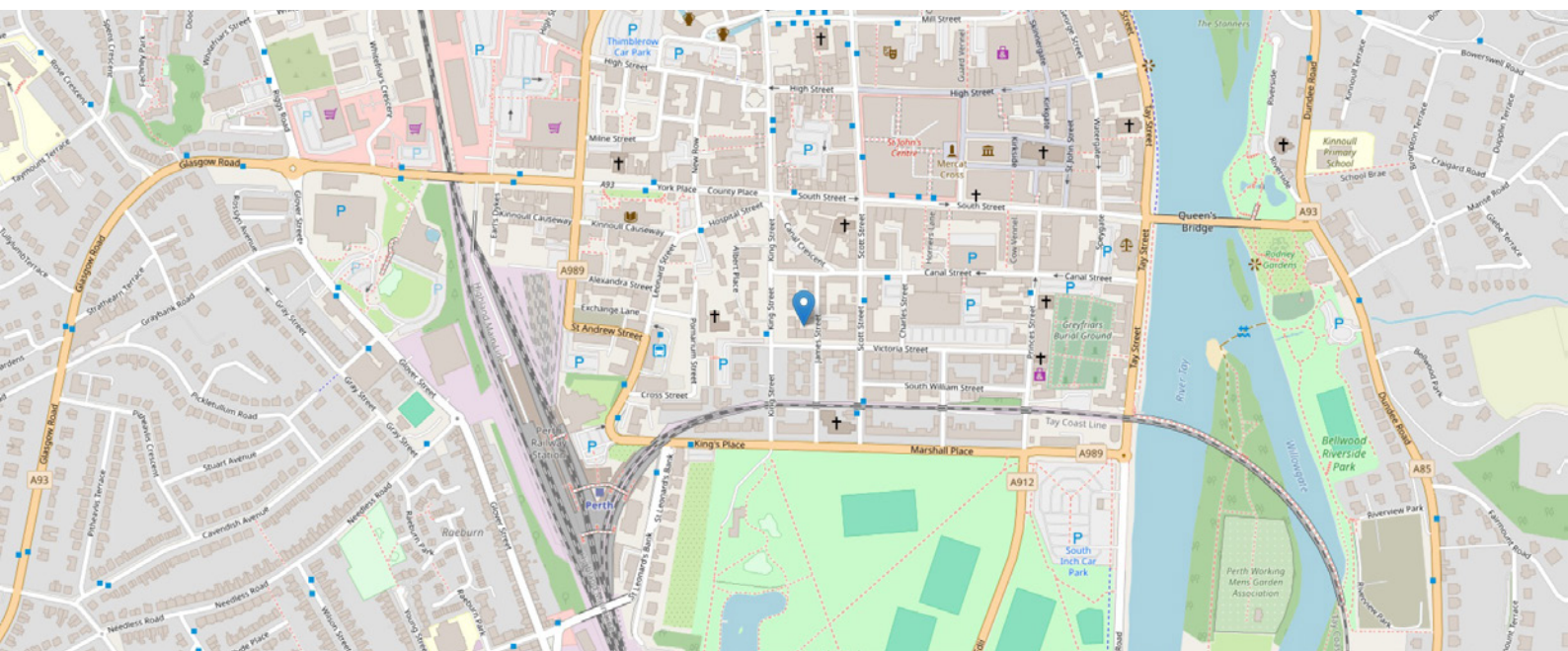


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Situated in the vibrant and historic port area of Leith, The Shore is one of Edinburgh's most desirable and character-rich districts. Set along the Water of Leith, this picturesque neighbourhood effortlessly combines the charm of its maritime heritage with a cosmopolitan atmosphere, making it a highly sought-after location for both residents and investors.







The Shore boasts an array of award-winning restaurants, gastropubs, and cafes, including several Michelin-starred establishments, creating a lively culinary scene right on your doorstep. Independent boutiques, galleries, and artisan shops add to the area's distinct personality, while the nearby Ocean Terminal shopping centre offers retail convenience and leisure options, including a cinema and gym facilities.

Excellent transport links connect The Shore to Edinburgh city centre and beyond, with frequent bus services and easy access to the city's tram network. The area is also well-connected to cycling and walking routes, including the scenic Water of Leith Walkway.

A blend of converted warehouse apartments, modern developments, and charming period properties line the cobbled streets and waterfront promenades, offering a unique mix of architectural styles to suit a variety of tastes. The ongoing regeneration of Leith ensures continued growth and investment, making The Shore not only a fantastic place to live but also a smart property choice.



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