

2/10 Sandport Way

THE SHORE, EDINBURGH, EH6 6EA



This spacious two-bedroom top-floor flat forms part of a stylish modern development in the heart of The Shore, a sought-after residential area



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McEwan Fraser is delighted to present this spacious two-bedroom top-floor flat to the market. The property forms part of a stylish modern development in the heart of The Shore, a sought-after residential area. Internally, the property has excellent proportions and it is offered the market chain free and in excellent condition. Benefits include gas central heating, double glazing, a residents' car park, a communal bike store, and a secure entry system.

THE LIVING ROOM



Accommodation is focused on a bright and spacious living room that boasts quality laminate flooring and neutral décor. The space on offer gives plenty of scope for different furniture arrangements giving a new owner plenty of scope to create their ideal entertaining space.

THE KITCHEN



There is a separate kitchen adjacent to the living room which has a full range of base and wall-mounted units set against a tiled splashback. Integrated appliances include a gas hob, an electric oven, a fridge freezer, a dishwasher, and a washing machine.





There are two generous double bedrooms. Bedroom one is a spacious double with an integrated wardrobe and plenty of space for a full suite of supporting bedroom furniture. Bedroom one also boasts access to an en-suite shower which is partially tiled. Bedroom two is a further well-proportioned double with integrated storage. Accommodation is completed by a partially-tiled bathroom that has a three-piece white suite with a mains shower over the bath.

THE BATHROOM



THE BEDROOMS



Bedroom one also boasts access to an en-suite shower which is partially tiled

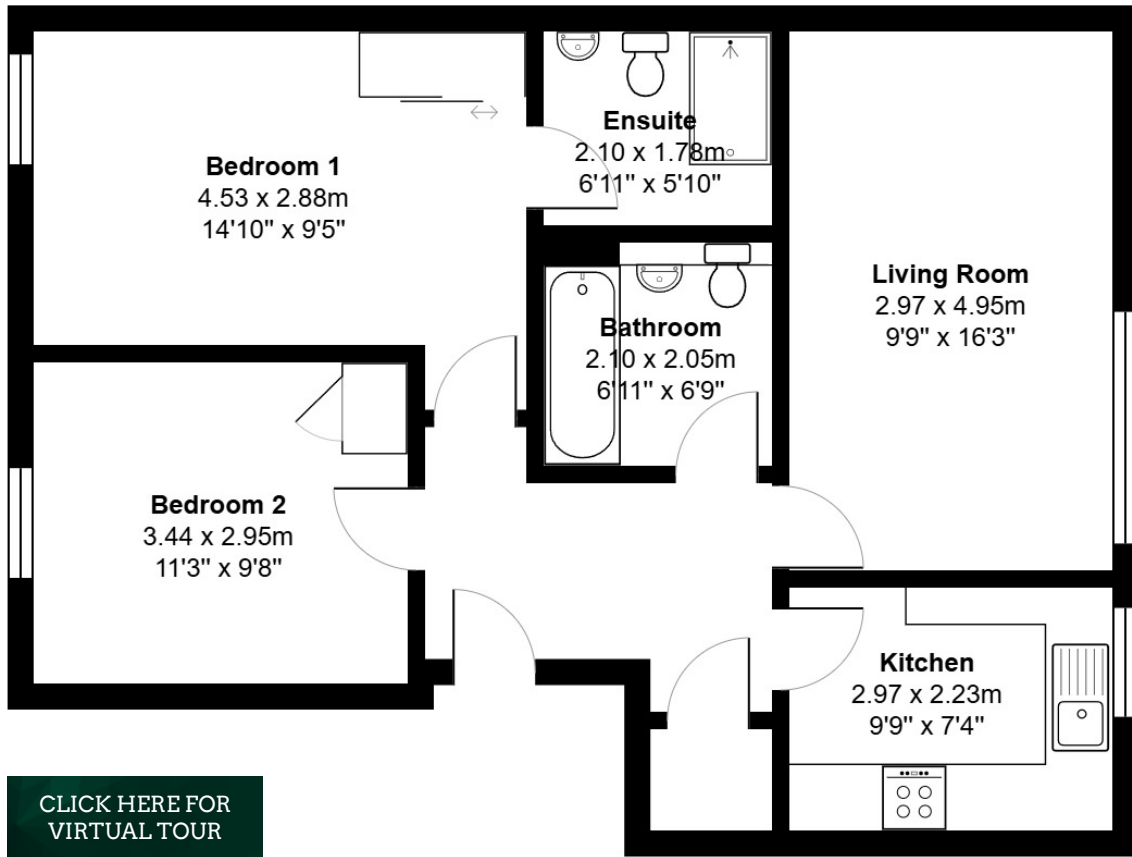


This is an excellent modern apartment in a great location. Internal viewing is highly recommended.

EXTERNALS & VIEWS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m²
EPC Rating: C



THE LOCATION

This property is located on The Shore in the heart of Leith, a vibrant cosmopolitan district set around the mouth of the Water of Leith, which is only a short distance from the city centre. This vibrant suburb was once a thriving port at the heart of the capital's maritime industry. Like much of Edinburgh's northern seaboard, The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital, recently voted as one of the best places to live by The Times in 2019. 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 property is less than two miles from Princes Street and is served by several excellent bus and tram services to both the city centre and the airport. The immediate area has an extensive choice of quality eateries, including Michelin-starred restaurants, numerous cafes and several wine bars and the area is well-served by major and local supermarkets. There is an extensive shopping centre at Ocean Terminal, with a multiplex cinema, Pure Gym and high street stores. The boutique retail outlets at Commercial Quay are also close by. Fantastic nursery and primary schools are within easy walking distance, as is the Leith Victoria swimming pool and fitness centre.



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