

Flat 1, 14 Sandpiper Drive

LEITH, EDINBURGH, EH6 6QJ



Beautifully Presented Two-Bedroom Ground-Floor Flat with Private Outdoor Space



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



This superb two-bedroom ground-floor flat on Sandpiper Drive comes to market in true walk-in condition, offering the ideal home or a lucrative investment opportunity. Set within a modern development in vibrant Leith, the property combines stylish interiors with excellent transport links and outdoor space.

THE LIVING ROOM/KITCHEN



Step through the front door into a spacious central hallway, which connects to all rooms and creates a welcoming sense of flow. At the heart of the home lies the open plan kitchen and living room, a bright, dual-aspect space benefitting from two large windows and double doors opening onto a private rear courtyard.



The modern kitchen is fitted with sleek units, an induction hob, oven, integrated fridge/freezer, and dishwasher. A handy breakfast bar adds further worktop space and separation from the living area, which is generous in size and easily accommodates a full living room suite.





The flat boasts two double bedrooms, including a well-proportioned principal bedroom complete with a stylish three-piece en-suite. The second bedroom, currently arranged as a home office with a daybed, offers flexibility to suit a variety of needs. A contemporary three-piece bathroom, along with a separate utility room, further enhances the property's practical appeal.

THE BATHROOM



BEDROOM 1



a well-proportioned principal bedroom
complete with a stylish three-piece en-suite



BEDROOM 2



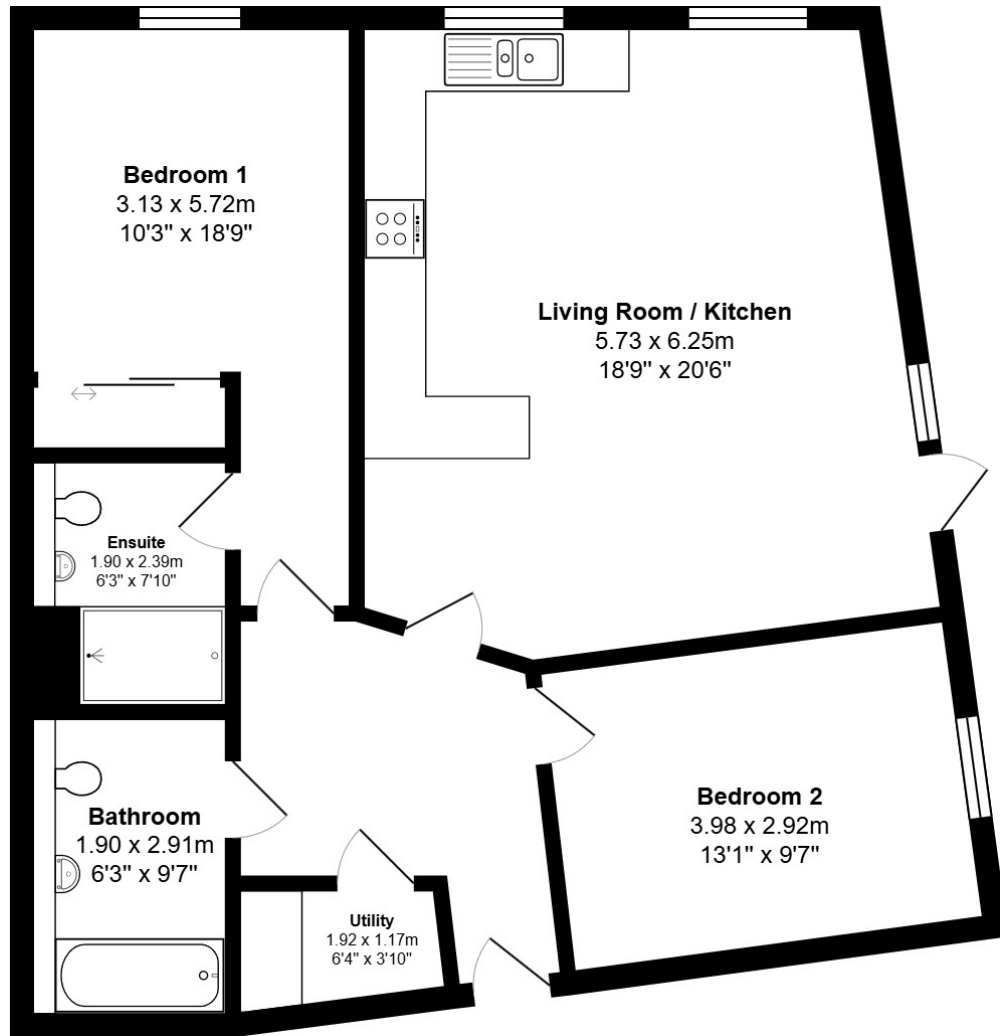
Externally, residents enjoy access to a private courtyard garden, well-maintained communal grounds, residents' parking, secure bike storage, and lift access. The nearby tram stop, just a three-minute walk away – provides quick, direct connections to both the city centre and Edinburgh Airport.

With its modern finish, private outdoor space, and unbeatable location, this flat is a must-see.

EXTERNALS

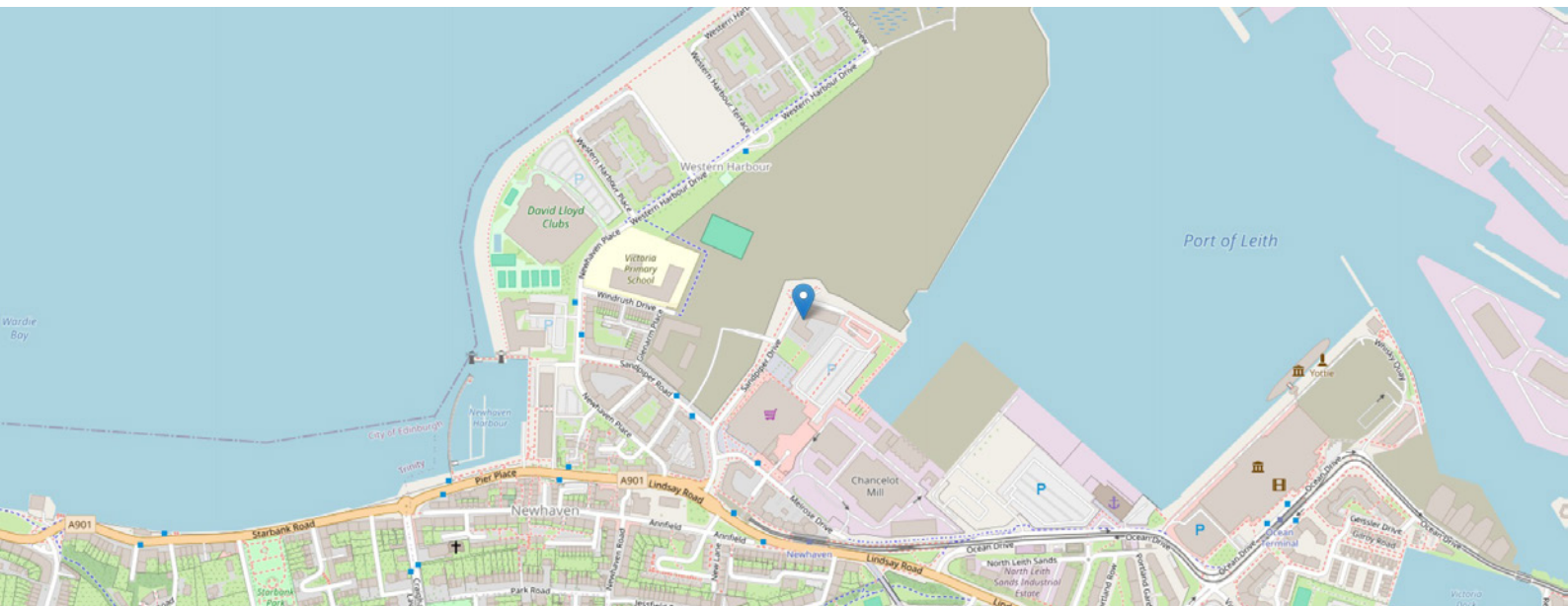


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 85m² | EPC Rating: B



THE LOCATION

Leith is a popular residential area situated to the north of Edinburgh City Centre. The area comprises a wide variety of property styles, including stone-built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates.

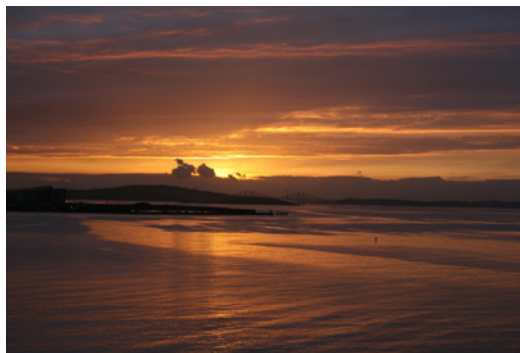




Leith waterfront provides a host of café's galleries, and Michelin-starred restaurants. Each year, the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Great Junction Street provides more extensive facilities, including the usual banking, building society and post office services. If this isn't enough, there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs.

A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. Portobello and Crammond beaches are also within easy reach.

Regular bus services run to and from the city centre and surrounding areas. The cycle path behind the property means you can be in town in 15 minutes and have unlimited access to the rest of the city.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ANDREW DARCY
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.