

10/2 Sheriff Park

THE SHORE, EDINBURGH, EH6 6DY



*SPACIOUS TWO BEDROOM
GROUND FLOOR FLAT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this freshly decorated two-bedroom ground-floor flat in Edinburgh's popular Shore area. The property is positioned nicely within the development and the lounge area has views overlooking the water of Leith.

Inside, the property comprises of a spacious living/dining area is generously proportioned with large windows flooding the room with natural light and providing a quaint view of the Water of Leith. There is a fully equipped kitchen which is accessed off the hallway and is well equipped with hob, fan oven and free-standing white goods appliances. There are two bedrooms in the flat, of which there is one larger double bedroom and one smaller double. The property has one main bathroom which benefits from an electric shower over the bath.

In addition to this, the property benefits from one large hall cupboard, residents parking which has two parking permits and the flat has convection electric heating making for a warm cost-effective home, year round.







Bedroom 1

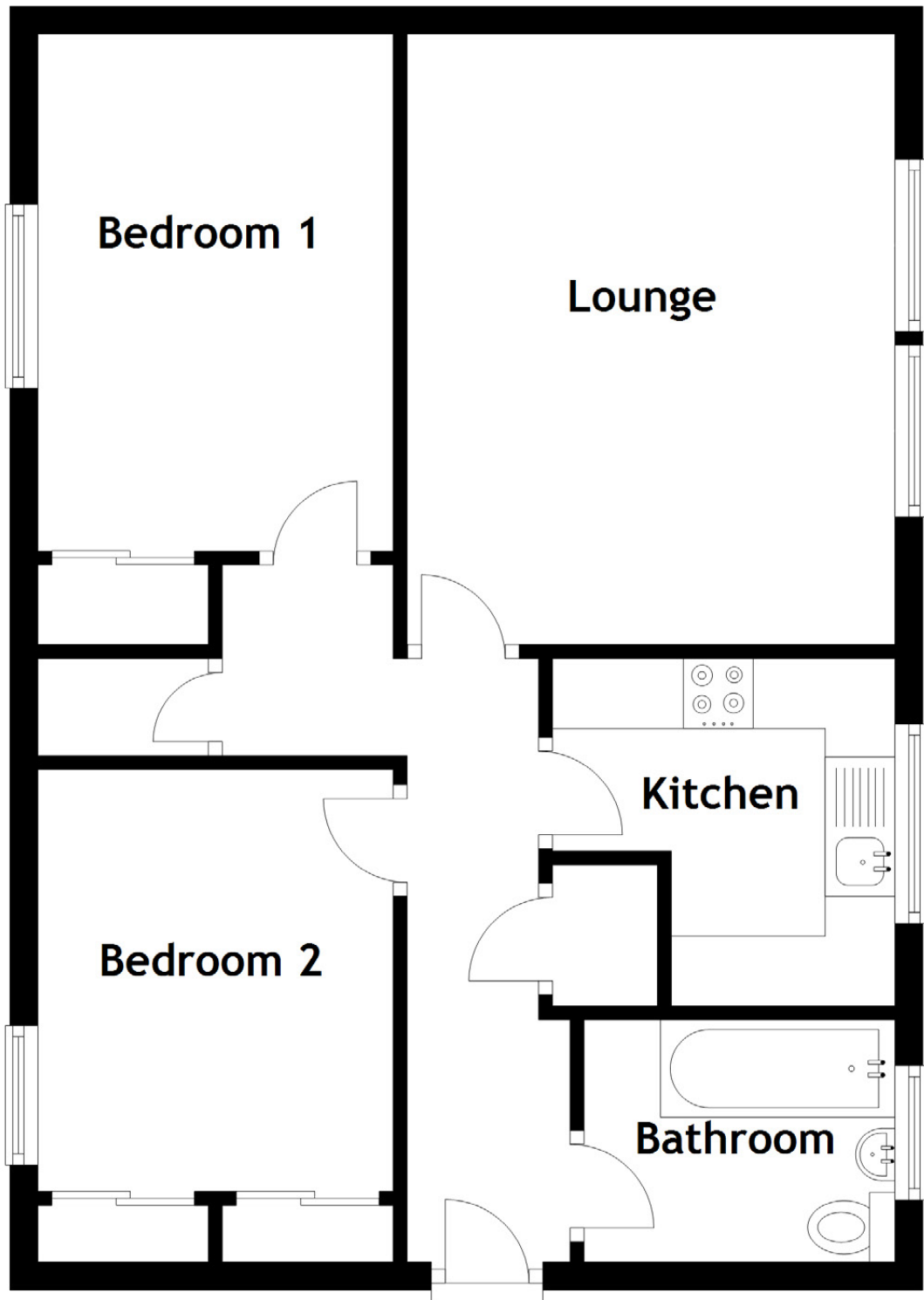




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.38m (14'4") x 3.50m (11'6")	Bathroom	2.23m (7'4") x 1.74m (5'8")
Kitchen	2.49m (8'2") x 2.45m (8'1")	Gross internal floor area (m ²): 56m ²	
Bedroom 1	3.71m (12'2") x 2.55m (8'4")	EPC Rating: E	
Bedroom 2	3.03m (9'11") x 2.55m (8'4")		





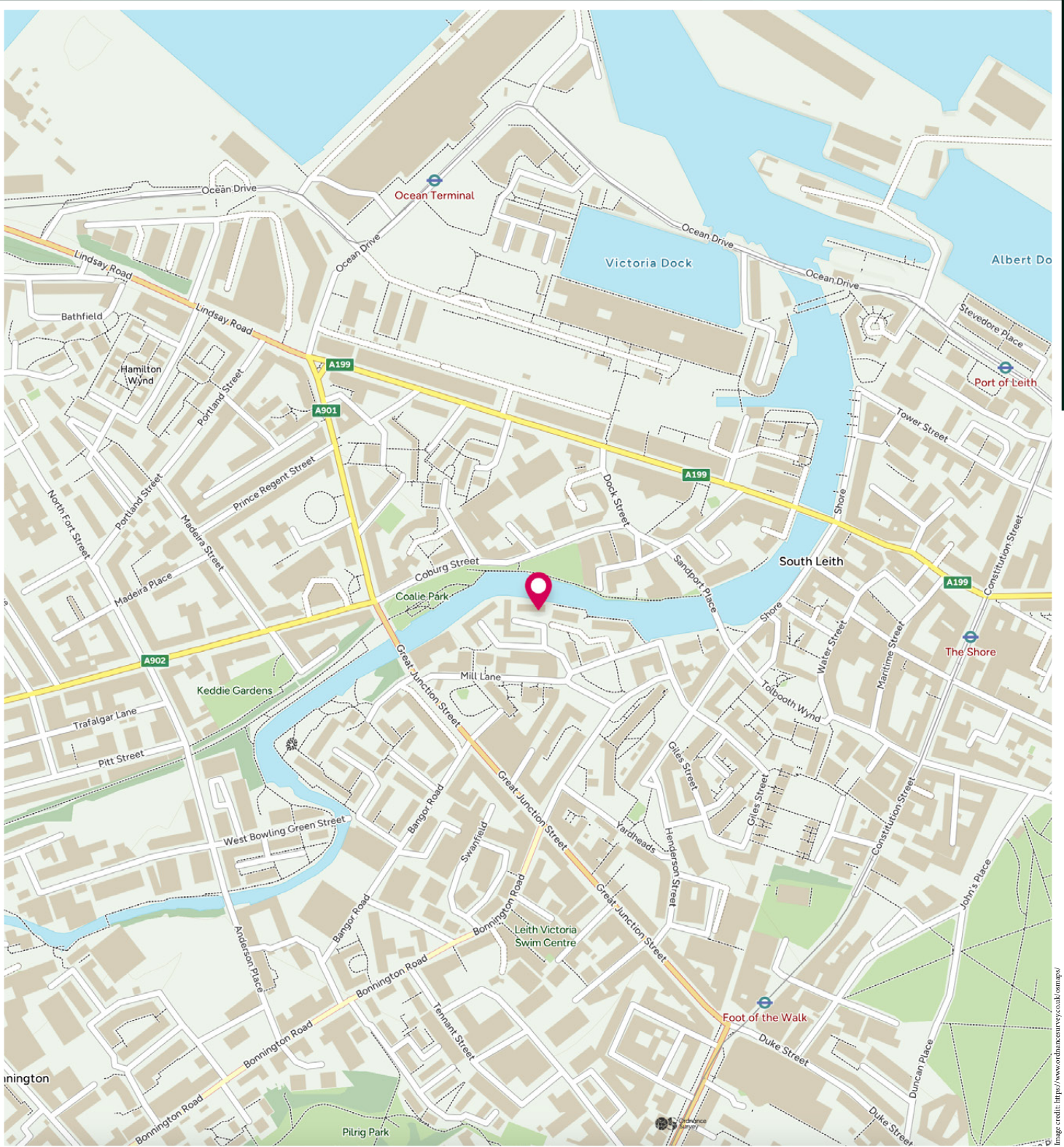
Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

The Location





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BEN STEWART CLARK
 Area Sales Manager



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 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.