

Flat 8,14 Sandpiper Drive

EDINBURGH, EH6 6QJ



Stylish three-bed flat with a spacious and open plan kitchen dining and living area, lift, en-suite and stunning waterfront views to Fife



0131 524 9797



www.mcewanfraserlegal.co.uk

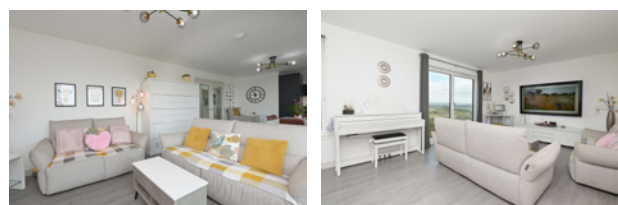


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this bright and spacious three-bedroom third-floor flat, forming part of a modern development at Sandpiper Drive. The property is beautifully designed for contemporary living and enjoys superb open views across the water to Fife.

THE KITCHEN, DINING/LIVING ROOM & UTILITY ROOM



The accommodation is accessed via a secure entry system and lift, leading to the first floor. Internally, the heart of the home is the impressive open plan kitchen and living area, which is accessed from the hallway via French doors and is perfectly suited to modern lifestyles and flooded with natural light, spanning the entire length of this stunning apartment, and complete with a Juliet balcony to enhance the sense of openness.



The kitchen is stylishly appointed with ample storage and workspace, and the living space offers plenty of room for both relaxing and dining, while showcasing those wonderful views. There is also a large separate utility room with a washing machine, adding valuable convenience and storage.





There are three generous bedrooms, with the principal bedroom benefiting from a private en-suite shower room and a built-in wardrobe for extra comfort. The remaining two bedrooms are served by a well-proportioned and contemporary family bathroom with a crisp white suite, all accessed via the elegant hallway.

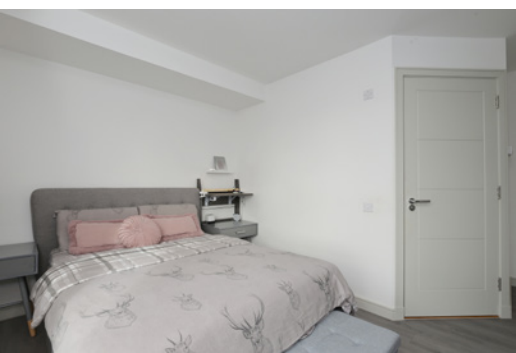
THE BATHROOM



BEDROOM 1



the principal bedroom benefiting from an en-suite shower room



BEDROOM 2



BEDROOM 3



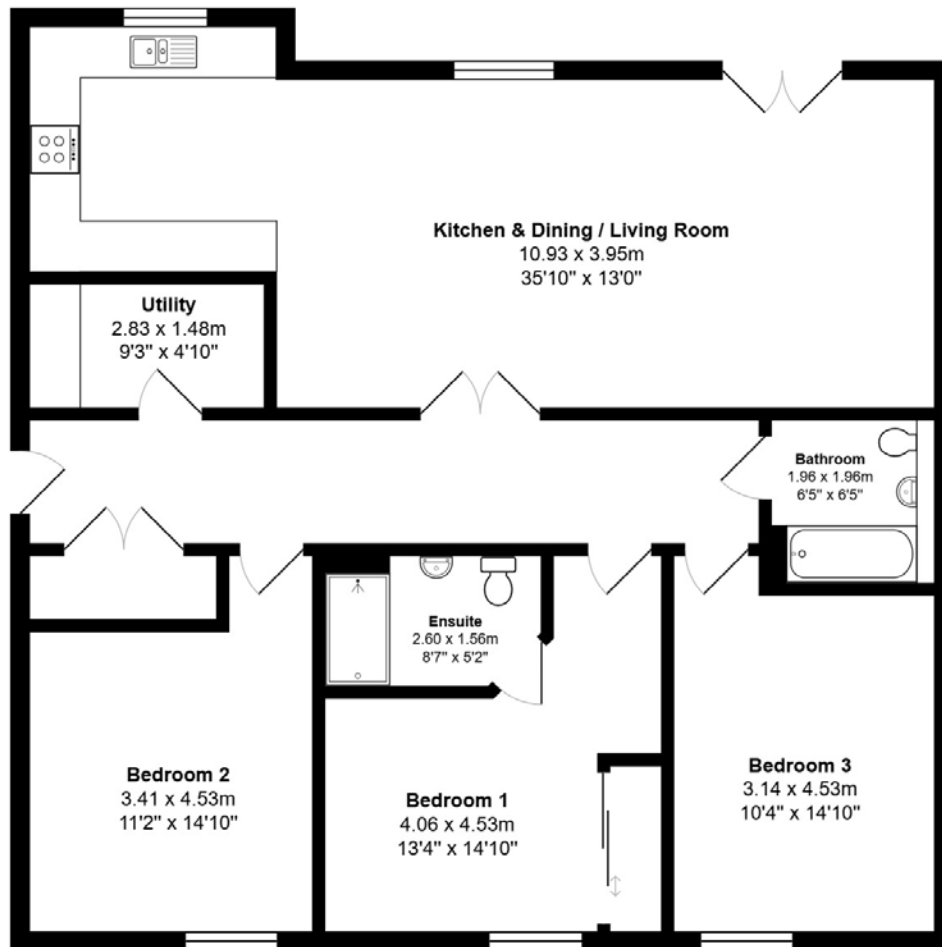
The property further benefits from double glazing, gas central heating, well-maintained communal areas, and residents' parking.

This fantastic flat will appeal to professionals, families, or anyone seeking stylish waterside living within easy reach of the city. Early viewing is highly recommended.

EXTERNALS & VIEWS

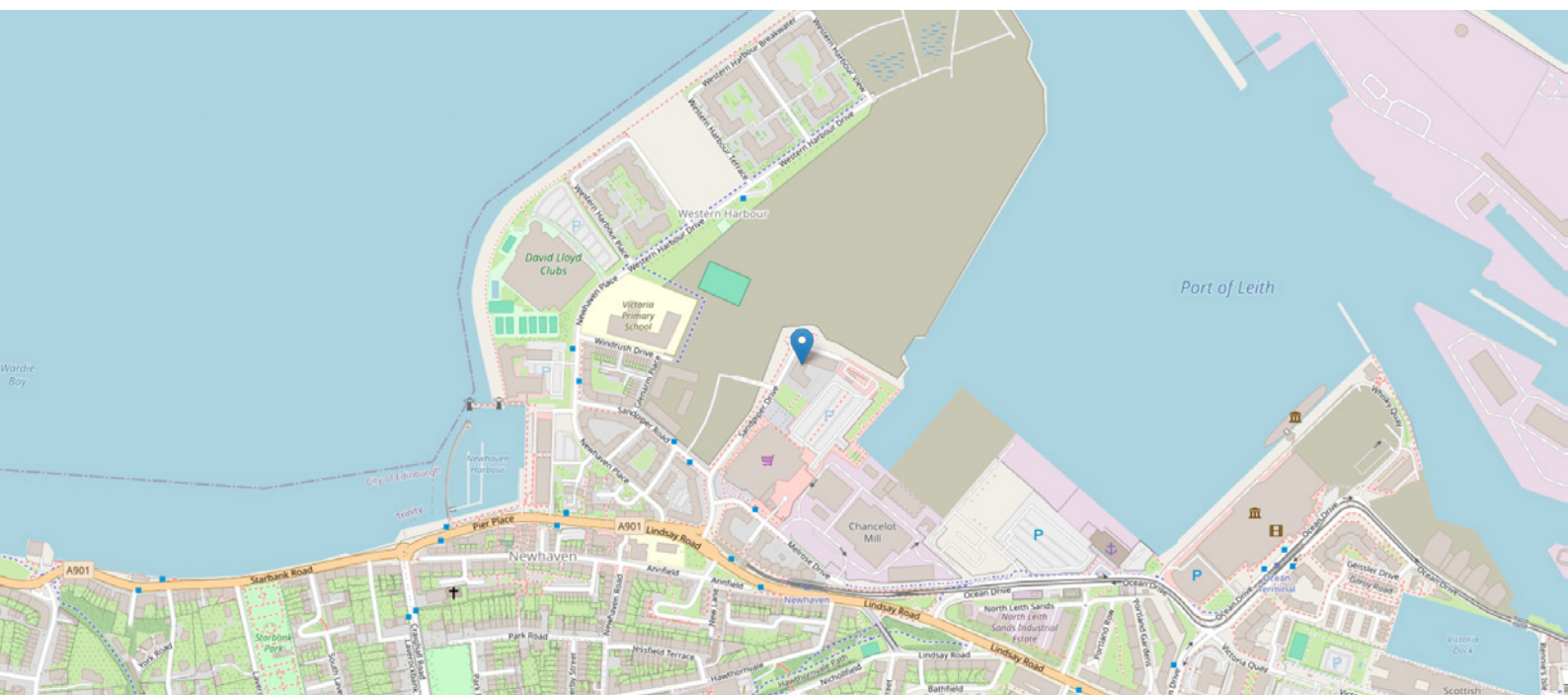


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 114m² | EPC Rating: B



THE LOCATION

Newhaven 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.





A few moments away, Leith Waterfront provides a host of cafés, 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.

This property lies in the catchment area for Victoria Primary, only a short walk away. Trinity Academy is the local secondary school, and St Thomas of Aquin's provides a denominational alternative.

Regular bus services run to and from the city centre and surrounding areas. The tram stop to the city centre is a 25-minute ride and runs every 7 minutes.. 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
JAMIE MCINTOSH
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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