



2/8 Sandport Way  
The Shore  
Edinburgh, EH6 6EA



## Property Summary

Set on the third floor of an established modern development located in the exclusive Shore district of the city, this two-bedroom, two-bathroom flat is beautifully presented with stylish, contemporary interiors. The flat lies next to the Water of Leith and just a stone's throw from the Shore's eclectic range of restaurants, including Michelin-star establishments, bars, cafés, and coffee shops, as well as everyday essentials, whilst the heart of the capital is just two miles away with transport links within easy walking distance. The flat and its location are sure to appeal to a wide demographic.

Please contact us for more information:

0131 555 7055 | [property@watermans.co.uk](mailto:property@watermans.co.uk) | [www.watermans.co.uk](http://www.watermans.co.uk)

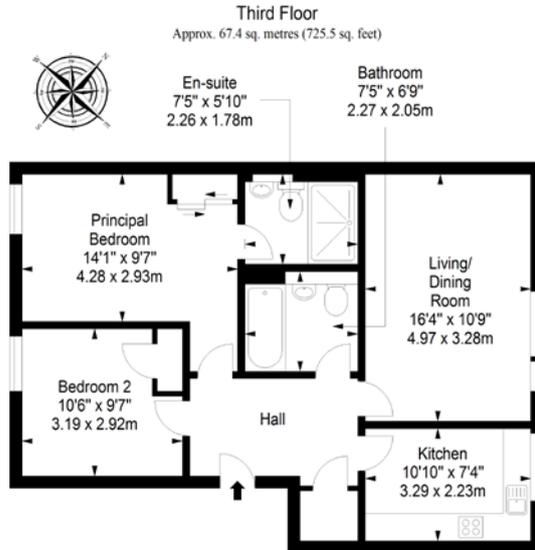


## Features

- Third-floor flat in The Shore
- Beautifully presented, contemporary interiors
- Inviting hallway with large built-in cupboard
- Bright and spacious living/dining room
- Attractive, modern fitted kitchen
- Principal bedroom with built-in storage and en-suite shower room with rainfall showerhead and underfloor heating
- Second good-sized double bedroom with built-in storage
- Separate bathroom with shower-over-bath
- Private residents' parking
- Secure video entry system
- Bin store and secure bike store
- Gas central heating and double glazing



## Floorplan



Total area: approx. 67.4 sq. metres (725.5 sq. feet)

EPC Rating - B | Council Tax band - E | Home Report value - £255,000

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU  
0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU  
0141 483 8325  
[property@watermans.co.uk](mailto:property@watermans.co.uk)