

2f1, 37 Sandport Street

THE SHORE, EDINBURGH, EH6 6EP



*BEAUTIFULLY PRESENTED TWO BEDROOM FLAT
SURROUNDED BY EXCELLENT CAFES AND AMENITIES
WITH DIRECT ACCESS TO GREEN SPACES AND PARKS*



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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom flat in the heart of Edinburgh's highly sought-after shore area. Inside, the property comprises a spacious living area with a large window flooding the room with natural light and has uninterrupted views of the Shore and the Water of Leith. Original wooden floors and a large integrated bookshelf make for a lovely feature in the room.





There is a fully equipped kitchen which has been installed to a high standard and comes with gas hob, fan oven and integrated appliances. This spacious and well-lit kitchen is fit for any aspiring cook.





The flat benefits from two rather generous double bedrooms and there is also a walk-in box cupboard accessed from the hall.





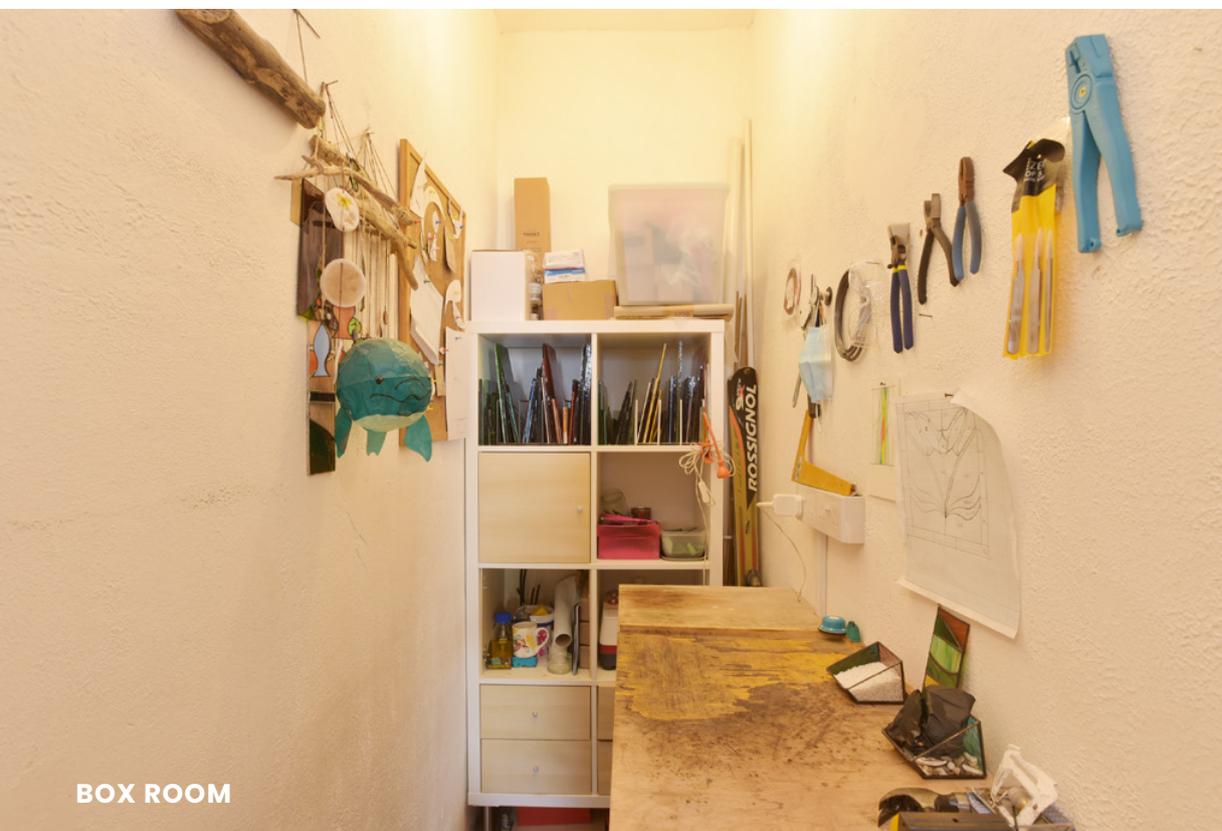
Bedroom 2





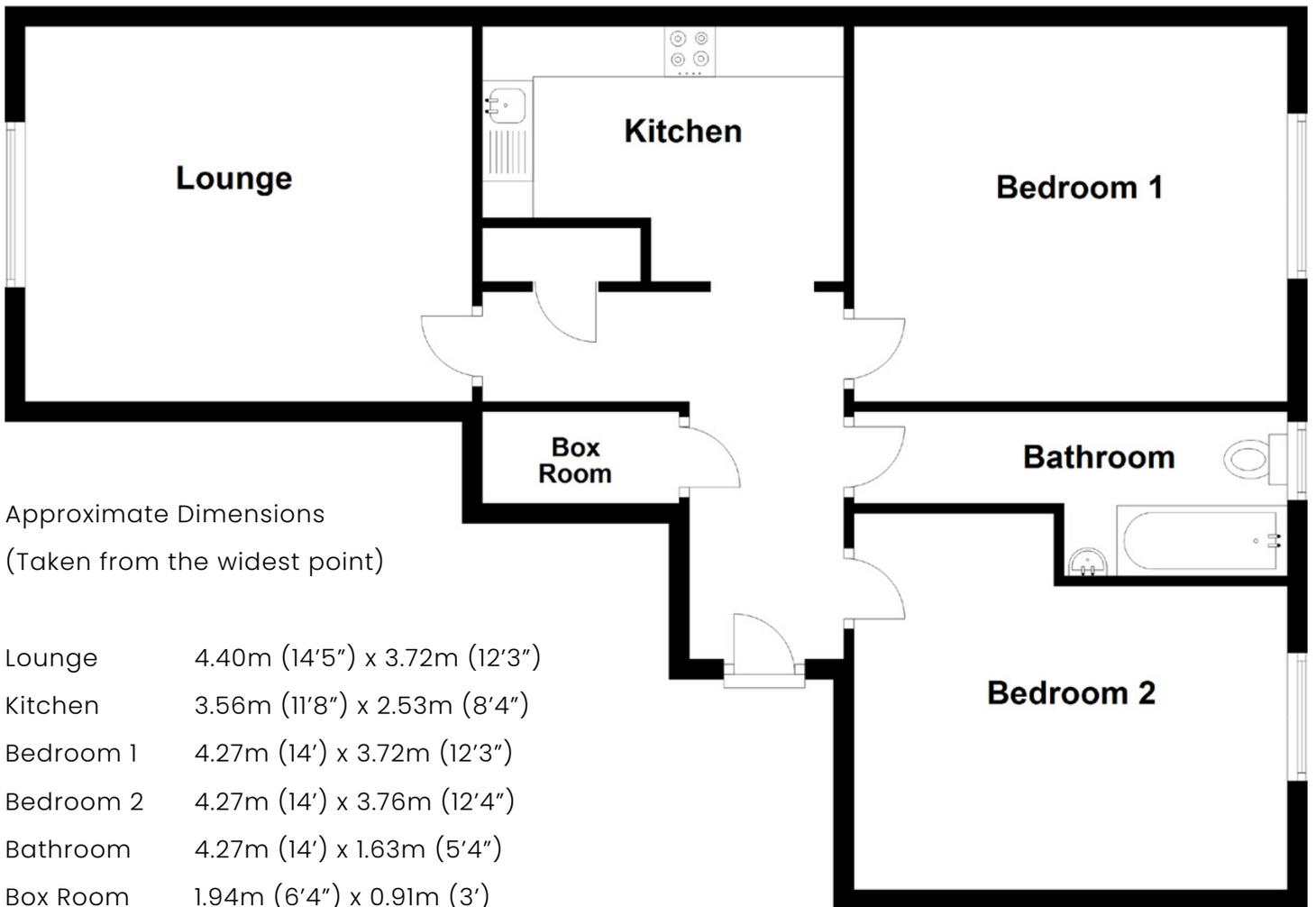
The bathroom in the property has been fitted to a high standard, reminiscent with the kitchen. The shower is fitted over the bath and is powered by the gas combi boiler ensuring excellent water pressure.





BOX ROOM

In addition to this, the property includes local residents parking as well as gas central heating making for a warm and cost-effective home, year-round.



Gross internal floor area (m²): 72m²

EPC Rating: C

Floor Plan



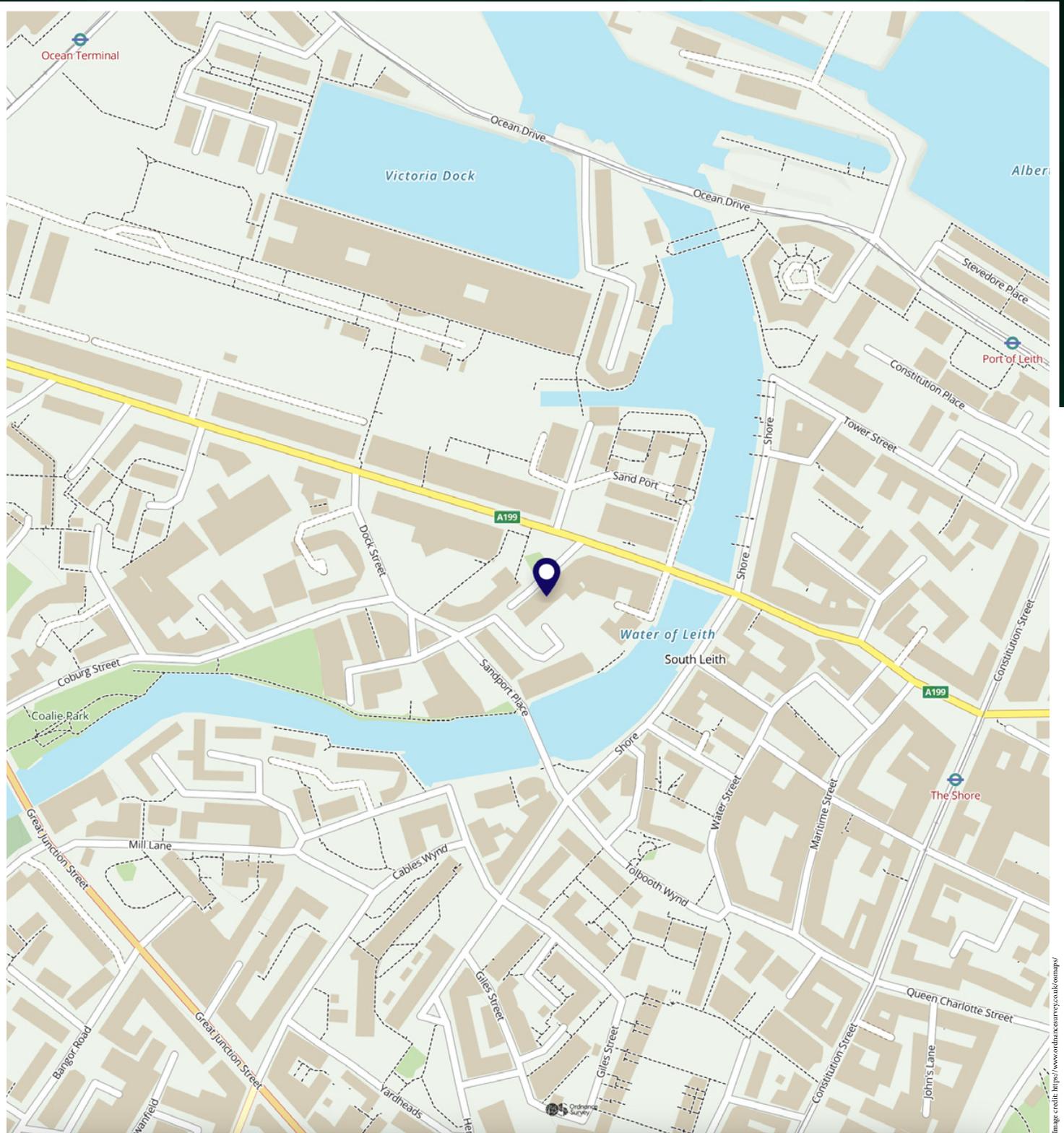


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions 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.





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