

# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*



**10/4 Sandport Way, The Shore, EH6 6EA**  
Offers Over £285,000





Most attractive 2nd floor flat forming part of contemporary development on the banks of the Water of Leith in the trendy Shore district. The accommodation comprises - Mutual entrance stair. Hall. Open plan lounge/Dining room and Kitchen. Patio doors to balcony with views to the waters of Leith. Master bedroom with en-suite shower room and built in wardrobe. Further double bedroom with patio doors to balcony. Bathroom. Private residents' parking. Modern decor. EPC - B. Council tax - F. Freehold



## LOCATION

The Shore is a fashionable and vibrant location north of Edinburgh city centre, offering a blend of historic buildings and modern developments, and is well-served by the area's unrivalled selection of cafés, bars, bistros and eateries, including several Michelin-starred restaurants. Extensive local shopping is available throughout Leith, with Great Junction Street and the foot of Leith Walk close by, and a Tesco superstore on Duke Street. There is an ASDA at Granton, whilst Ocean Terminal retail and leisure complex offers a wide range of major high-street shopping outlets, a multi-screen cinema, gym, spa, and a variety of restaurants. Walks and cycleways can be found along the Newhaven shore and the Water of Leith, whilst the extensive Leith Links park offers open green spaces. The development is known as Ronaldson's Wharf and has won various awards for its construction. Leith was voted the 4th "coolest" neighbourhood in the world by Time Out in 2021.

## PROPERTY - SECOND FLOOR FLAT

- Open plan lounge/dining/kitchen
- Master bedroom with en-suite shower room
- Further bedroom
- Family bathroom
- Good Storage
- Views over the waters of Leith
- Balcony
- Gas central heating
- Double glazed
- Residence parking (permit)
- Entryphone system
- Communal lift
- Stylishly presented
- Walk in condition
- Much sought after location

## ACCOMMODATION

### Hall

With doors to Open plan lounge/dining/kitchen, Bedrooms and bathroom. 4 storage cupboards.

### Open Plan Lounge/Dining Area 6.10 m x 3.71 m / 20'0" x 12'2"

Bright spacious room with views towards the waters of Leith. Patio doors leading to a balcony plus a Juliet balcony. Open plan kitchen. Side and rear facing.

### Kitchen 3.00 m x 2.39 m / 9'10" x 7'10"

Open plan kitchen off the lounge/ dining room. A range of built in units with integrated oven, hob and cooker hood

### Balcony 2.21 m x 2.01 m / 7'3" x 6'7"

Views over the waters of Leith. Which can be accessed from the lounge area and 2nd bedroom.

### Master Bedroom 3.91 m x 3.00 m / 12'10" x 9'10"

With shower en-suite. Built in wardrobe. Front facing

### En-suite 2.11 m x 1.91 m / 6'11" x 6'3"

Set internally off the master bedroom, the en-suite is fitted with a white double cubicle and has tiled splash walls.

### Bedroom 2 3.81 m x 2.79 m / 12'6" x 9'2"

Bright room with patio doors leading to the balcony. Views towards the waters of Leith. Rear facing

### Bathroom 2.79 m x 1.91 m / 9'2" x 6'3"

Set internally off the hall, the bathroom has a white fitted suite, including a shower over the bath and tiled splash walls.

## PARKING

Residence parking (permit)

## HEATING

The property has gas central heating

## GLAZING

The property has double glazing

## EXTRAS

Carpets where fitted

## HOME REPORT

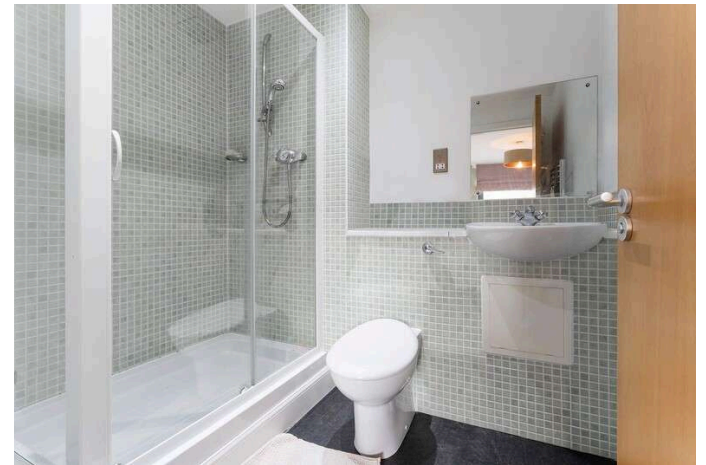
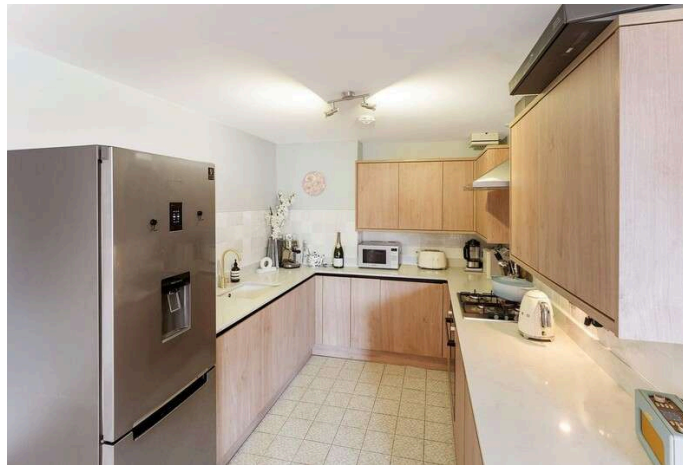
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.







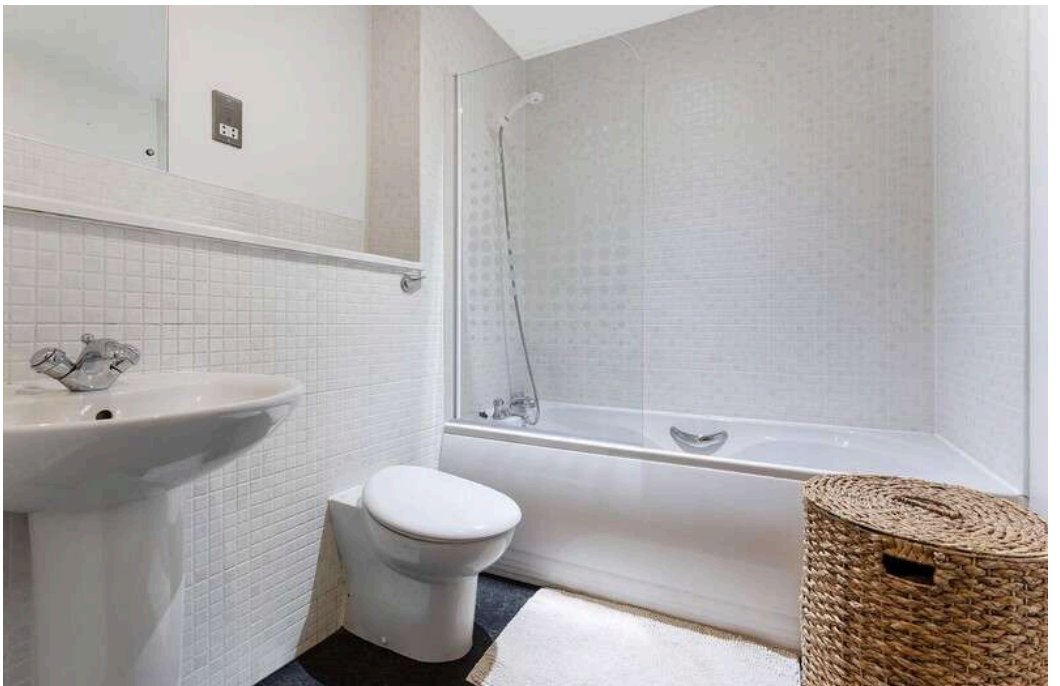
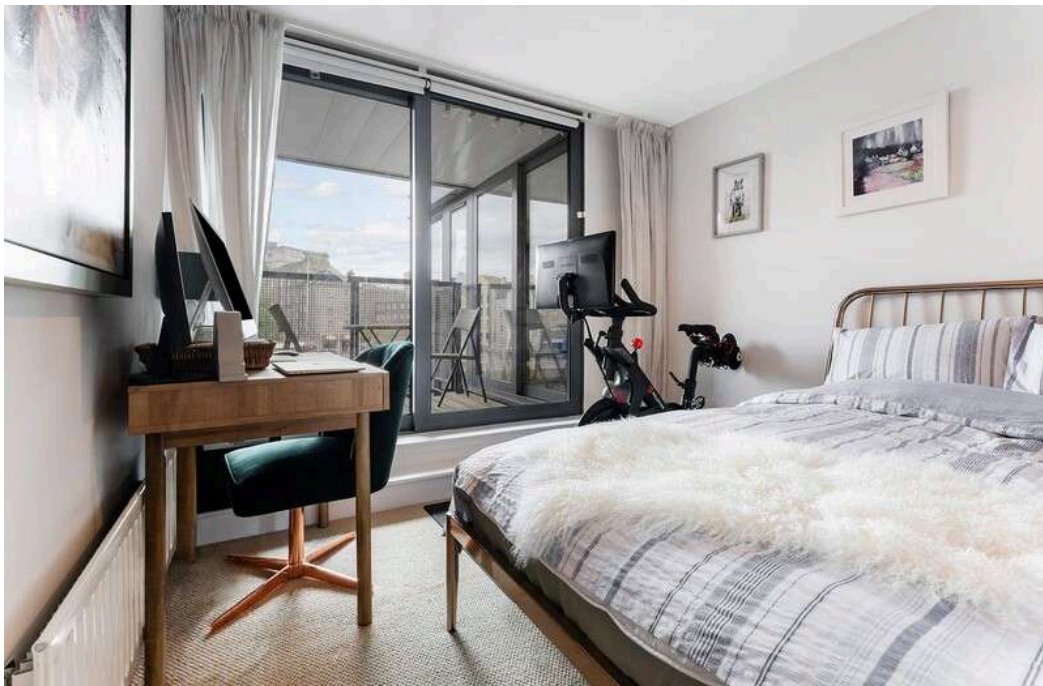
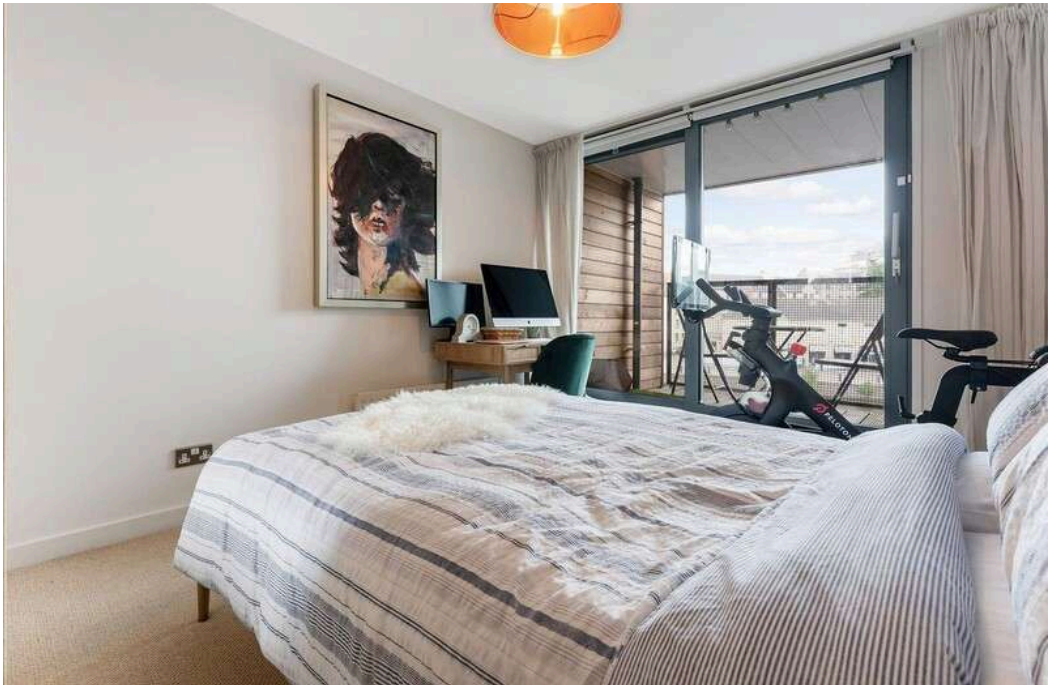




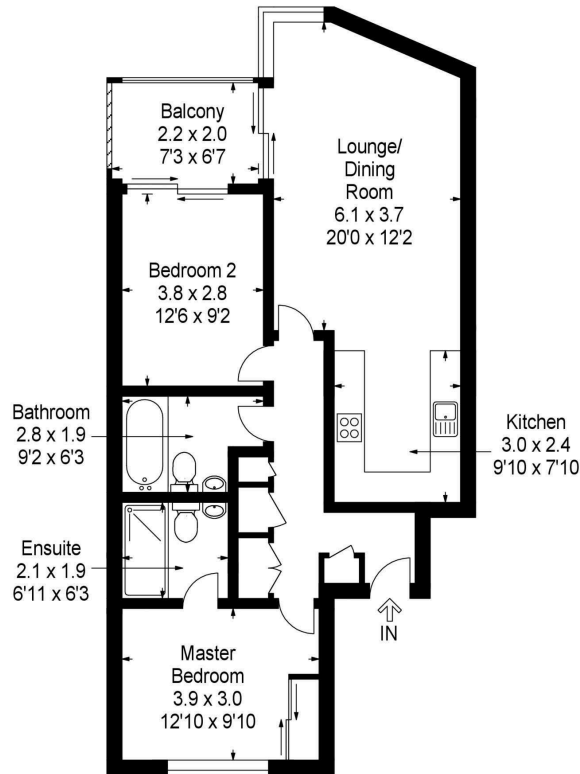












**VistaBee**  
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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## VIEWING

Contact Ross & Connel on [01383 721156](tel:01383721156)

## OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling [01383 721156](tel:01383721156) or faxing [01383 721150](tel:01383721150).

## VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Ross & Connel on [01383 721156](tel:01383721156)

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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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