



2/12 Sheriff Brae,
The Shore, Edinburgh
EH6 6EQ



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Property Summary

Forming part of a modern development overlooking the Water of Leith, this second-floor flat enjoys two bedrooms, an open-plan kitchen and living area with a balcony, and a bathroom, all presented with industrial-inspired interiors. Externally, the development is accompanied by shared grounds and secure underground parking.

A secure shared entrance and a lift (or stairs) take you to the flat's front door on the second floor, where you are welcomed inside by a hall with a large built-in storage cupboard. Here, the home's attractive interiors are introduced, with painted brick walls and warm wood flooring, with both features flowing throughout most of the property. At the end of the hall to the left, you step into the open-plan kitchen and living room, fronted by generous glazing including a door opening out onto a private balcony overlooking the Water of Leith.



Features

- Second-floor flat in The Shore
- Industrial-inspired interiors
- Secure shared entrance and lift
- Hallway with built-in storage
- Open-plan breakfasting kitchen/living room with balcony overlooking the Water of Leith
- Two double bedrooms with built-in wardrobes
- Bathroom with rainfall shower-over-bath
- Shared courtyard garden
- Allocated space in a secure underground car park
- Gas central heating and double glazing





Open-plan breakfasting kitchen/living room with balcony

The kitchen comes well-appointed with modern cabinetry and granite worktops, including a breakfasting peninsula – the perfect space for morning coffee and casual meals. An oven, induction hob, and a ceiling-mounted, concealed extractor fan are integrated, whilst an alcove houses a fridge/freezer and a washer-dryer can be found in the hall utility cupboard. The remaining space in the living room offers excellent flexibility for arrangements of lounge furniture.



“...generous glazing including a door opening out onto a private balcony overlooking the Water of Leith.”





Two double bedrooms with built-in wardrobes

The flat's two double bedrooms are well-proportioned and provide plenty of space for freestanding furniture, with floorspace maximised by built-in wardrobes. The larger of the two further benefits from the same views as the living room.

“...the larger of the two bedrooms further benefits from views of the Water of Leith.”









Bathroom with rainfall shower-over-bath

Finally, a bathroom completes the accommodation on offer and comprises a bath with a ceiling-mounted rainfall showerhead, a countertop basin with vanity storage beneath, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.



Externally, the development offers a shared courtyard garden, whilst an allocated parking space can be found in a secure underground car park.

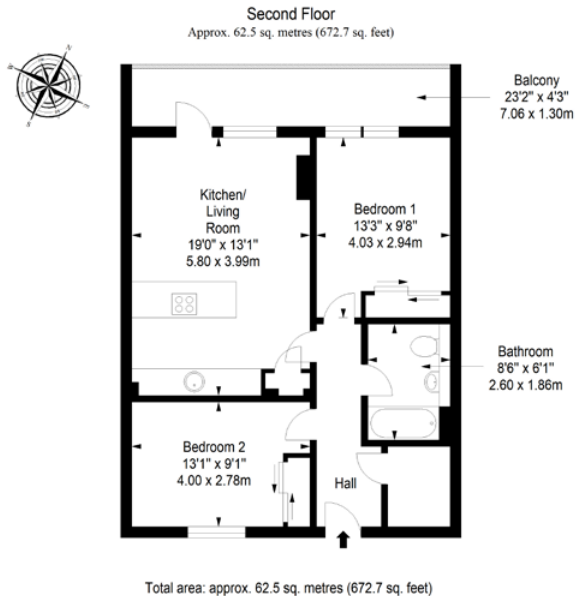
Factor: The development is managed by Trinity Factoring Services Ltd for an approximate monthly fee of £100, with no deposit.



The Shore

Approximately two miles north of Edinburgh city centre, this vibrant suburb was once a thriving port at the heart of the capital's maritime industry. Like much of Edinburgh's northern seaboard, The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital, recently voted as one of the best places to live by The Times in 2019. Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city. The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food. The Shore is served by an excellent range of local services and amenities, particularly in the bustling shopping area around the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities including a variety of high-street stores, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Shore is within the catchment area for well-regarded primary and secondary schools and enjoys fantastic public transport links into the city centre, including a nearby tramline to the airport. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

Floorplan



EPC Rating - B | Council tax band - E | Home report Value - £275,000

Extras: All window coverings, light fittings, integrated kitchen appliances, fridge/freezer, washing machine, and the bench and artificial grass on the balcony will be included in the sale. The sofa and bar stools are available by separate negotiation.



Price & Viewings

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