



2/21 Sheriff Brae
The Shore, Edinburgh
EH6 6EQ



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more information:

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Summary

Situated in the fashionable Shore area, this two-bedroom third-floor apartment has a highly sought-after location as part of a modern development set beside the Water of Leith. The home is brought to market in walk-in condition too, featuring spacious rooms with neutral styling and high-quality finishings. It boasts a sociable open-plan reception area with a modern kitchen, an on-trend bathroom with a three-piece suite, and a private balcony with inspiring riverside views. It also benefits from excellent storage and secure allocated parking as well.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (oven, gas hob, concealed extractor, fridge/freezer, dishwasher, and washing machine) to be included in the sale.

Features

- A modern third-floor apartment
- Part of a sought-after development
- Prime location in The Shore
- Blank canvas of décor throughout
- Secure entry system and a lift service
- Welcoming entrance hall with storage
- Open-plan kitchen/living/dining room
- Private balcony with riverside views
- Two double bedrooms with wardrobes
- 3pc bathroom with overhead shower
- Well-maintained communal courtyard
- Under-croft parking with allocated spaces
- Gas central heating and double glazing

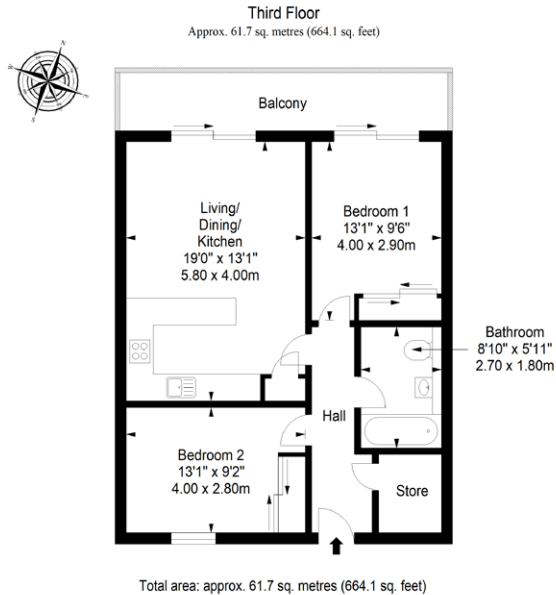








Floorplan



EPC Rating - B | Council tax band - E | Home report Value - £280,000



Price & Viewings

Please refer to our website
www.watermans.co.uk

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