



## 2-8, Sandport Way, The Shore, Edinburgh, EH6 6EA, Edinburgh, EH6 6EA, The Shore , Edinburgh East

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Closing Date: 13 Sep 2019 12:00 Boyd Legal are delighted to present to the market this fantastic third floor apartment which forms part of a prestigious waterside development located in the cosmopolitan Shore district with a host of excellent amenities and transport links within easy walking distance. The apartment has been painted in neutral colours and has quality flooring throughout. The accommodation comprises a well-kept communal entrance stairway with secure video entry system, a welcoming entrance hallway, a lovely bright lounge/dining room, a modern fully fitted kitchen with integrated appliances, a generously proportioned master bedroom provides a tranquil retreat and comes complete with built in wardrobes and a stylish en-suite shower room with underfloor heating, there is a further good sized double bedroom with a storage cupboard and a family sized bathroom with mains shower over bath. The property benefits from gas central heating and double glazing. There is a communal bike and bin store on site and a resident's car park. Location The highly fashionable and vibrant Shore district of Edinburgh is located approximately three miles north of the city centre. The area offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants, two of which are Michelin Star and only within a few minutes walk of the property and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides major stores, a multi-screen cinema and a Marks and Spencer's food hall. A 24 hour Asda supermarket is a little further east within neighbouring Newhaven, which also has the added attraction of a David Lloyd gym complex. Frequent and varied bus services run from nearby roads to Princes Street and other parts of the city.

### BASE INFORMATION:

Rooms	: 1
Bed	: 2