



2/6 Sheriff Brae,
Edinburgh
EH6 6EQ



1st Floor Flat



accommodation

- Entrance hall
- Sitting room open plan to
- Fitted kitchen
- Master bedroom with
- En suite shower room
- Second double bedroom
- Bathroom
- Allocated parking space
- Communal terrace

features

- Wooden flooring
- Neutral decor
- Views to Water of Leith
- Gas central heating
- Double glazing
- Lift access
- Secure residents parking
- Excellent location on The Shore
- Security entryphone system

description

Beautiful first floor corner flat, in a modern development on the banks of the Water of Leith. Ideal location at The Shore, just a short walk to an abundance of boutique shops, bars, cafes and restaurants, as well as supermarkets and the tram stop on Constitution Street. The accommodation comprises entrance hall with large storage cupboard, superb open plan sitting room / fitted kitchen with wooden floor and dual aspect with views north towards the Water of Leith, and west towards Edinburgh Gurdwara. Master bedroom with fitted wardrobes and en suite shower room, second double bedroom with fitted wardrobes and bathroom with white three piece suite mixer tap shower fitting over the bath. The property benefits from an allocated parking space in the secure garage below the building, lift access, communal terrace, gas central heating, double glazing and security entry phone system. Overall, this is a wonderful home which must be viewed to be fully appreciated.



EPC:
B



Home Report
Value: £280,000

Items to be included in the sale price:

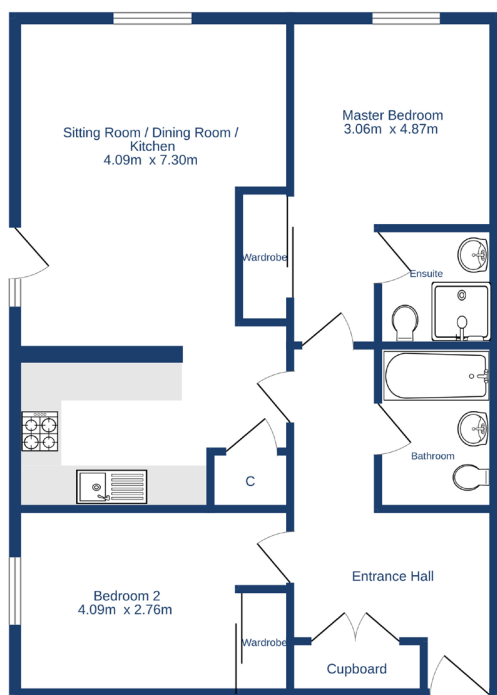
Fitted flooring, ceiling light fittings, and kitchen appliances.

The development is managed by Trinity Factors and a payment of approximately £120 per month which includes buildings insurance.





First Floor
74.5 sq.m. approx.



TOTAL FLOOR AREA - 74.5 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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