



MACWOOD



**7/8 Sheriff Bank
Edinburgh, EH6 6ES**



WHAT YOU NEED TO KNOW



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Set on the top floor, this bright and spacious two-bedroom flat offers an exceptional opportunity to enjoy modern living in one of Edinburgh's most sought-after waterfront locations. Sheriff Bank is a well-maintained residential development benefitting from private parking and is situated just a short stroll from the vibrant and popular Shore area.

The property boasts a generous living and dining area, filled with natural light and providing direct access to a private balcony with stunning views over the Water of Leith and the vibrant Shore area - the perfect spot to relax on a sunny evening. The well-proportioned kitchen offers ample storage and workspace - practical and ideal for everyday use or entertaining. There are two comfortable double bedrooms, each benefiting from built-in wardrobes, while the contemporary bathroom features a sleek walk-in shower. A welcoming hallway provides access to all rooms and includes two large storage cupboards, adding to the home's excellent practicality.

The flat is situated in a clean and tidy stairwell and benefits from double glazing and electric heating throughout, presented in move-in condition ready for new owners to make it their own.



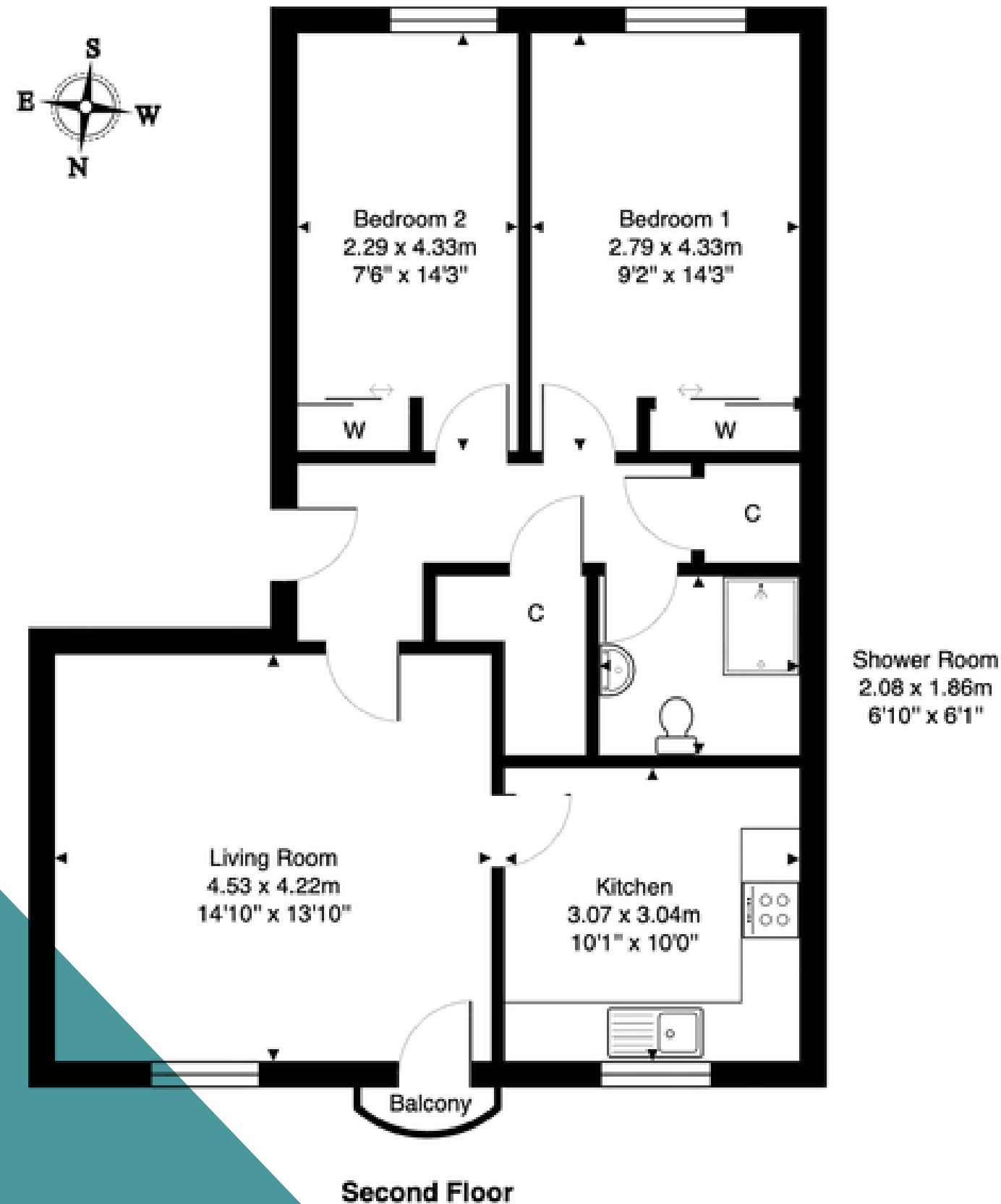


“Fantastic opportunity to purchase a well-presented and spacious two-bedroom flat in the vibrant and highly sought-after Shore area of Leith with balcony and waterfront views.”

Danielle Hunter
Head of Estate Agency



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Total Area: 66.3 m² ... 714 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

LOCATION

Leith and the Shore area are renowned for their unique blend of historic charm and modern vibrancy. Once a bustling port, Leith has transformed into one of Edinburgh's most dynamic neighbourhoods, offering an array of trendy bars, award-winning restaurants, cafés, and independent boutiques. The Shore, in particular, is famous for its picturesque waterfront setting, lively atmosphere, and scenic walks along the Water of Leith. With excellent transport links to the city centre and beyond, as well as a strong sense of community, this location perfectly balances urban convenience with waterside tranquillity.





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**GET IN TOUCH TO
REGISTER YOUR
INTEREST**

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