



EDINBURGH  
3/4 SHERIFF BANK  
THE SHORE, LEITH

**OFFERS OVER £158,000**



 **GSB PROPERTIES**  
TO VIEW TELEPHONE 01620 825368 WEB [www.gsbproperties.co.uk](http://www.gsbproperties.co.uk)



# EDINBURGH

## 3/4 SHERIFF BANK

### THE SHORE, LEITH

**OFFERS OVER £158,000**

**VIEWING: SUNDAY 2-4pm,  
THURSDAY 7-9pm or  
TELEPHONE GSB PROPERTIES  
01620 825368**

**WELL PRESENTED AND  
MODERN FIRST FLOOR FLAT  
IN AN ATTRACTIVE  
WATERSIDE DEVELOPMENT  
SUPERB OPEN VIEWS ALONG  
THE WATER OF LEITH**

**ENTRANCE HALLWAY  
LOUNGE/DINING ROOM  
BALCONY  
KITCHEN/BREAKFAST ROOM  
2 DOUBLE BEDROOMS  
BATHROOM  
DOUBLE GLAZING  
WHITE METER HEATING  
ALLOCATED PARKING  
AMPLE STORAGE**

#### HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

**GSB PROPERTIES**

#### OFFERS TO:

18 HARDGATE HADDINGTON  
EAST LOTHIAN EH41 3JS  
TEL: 01620 825368  
FAX: 01620 824671

**ESPC**  
espc.com

### General Description

Sheriff Bank is located in The Shore area of Leith, Edinburgh. This highly desirable area with a quality range of shops, pubs and restaurants. The Ocean Terminal shopping centre/cinema is also within easy distance to the property. One stunning feature of the property is the panoramic view over the Water of Leith river. There is also a Walkway beside the river for the 12.25 miles (19.6 kilometres) from Balerno to Leith. The route forms an attractive haven for wildlife, passing through areas of woodland, often well separated from roads. For some distance the walkway follows the route of former railway tracks, and the remains of tunnels, bridges.

The property offered for sale is a spacious well maintained first floor flat within a block of six similar homes set within a very pleasant and sought after development. The property briefly comprises of shared entrance and stairway, entrance hallway, lounge/dining room, balcony with views over the Water of Leith, kitchen/breakfast room, 2 double bedrooms and a family bathroom. The property benefits from double glazing and white meter heating. There is also private parking provided to the front of the property.

### Accommodation

#### ENTRANCE

The shared entrance hall and staircase leading to the property is laid with carpet.

#### HALL

The spacious hallway gives access to all rooms in the flat and excellent storage space is provided in three cupboards. Fitted carpet. Secure entry phone system.

#### LOUNGE/DINING ROOM 4.71m x 3.80m

A well proportioned room providing excellent living accommodation. A feature of this room is the patio door leading into the balcony. Two windows with a pleasant outlook over the Water of Leith. Spotlights to ceiling. Fitted carpet. Television connection points.

#### BALCONY

Accessed via patio doors from the lounge, the balcony has stunning views down the Water of Leith.

#### KITCHEN/BREAKFAST ROOM 3.55m x 2.70m

Fitted with a quality range of wall and base level units with work surface over and incorporating a 1½ sink unit and drainer, and electric oven and hob with extractor fan over. Spotlights to ceiling. Laminate flooring. Window to rear aspect.



SHERIFF BANK, LEITH  
Measurements are approximate. Not to scale. Illustrative purposes only  
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#### BEDROOM 1 3.36m x 3.26m

Double bedroom with window to the front aspect of the property. Full length mirrored wardrobes. Fitted carpet. Telephone point.

#### BEDROOM 2 3.36 x 2.92m

Further double bedroom again with mirrored wardrobes. Window to the front aspect of the property. Fitted carpet.

#### BATHROOM

Fitted with a three piece suite comprising low level w/c, wash hand basin and panel bath with electric shower over. Tiled around the bath a sink units. Laminate flooring. Frosted window to the side aspect.

#### PARKING

Private allocated parking can be found outside the front of the property.

#### EXTERNAL

The property benefits from well maintained communal grounds within the development which are maintained under a factoring fee by McBride Property Management.

#### FACTORING NOTE

The property is maintained under a factoring fee which includes the upkeep of the communal grounds, stairs, lights at an approximate cost of £300 per annum.

#### EXTRAS

Included within the sale are all floor and light fittings.

#### COUNCIL TAX BAND - E



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