



Wright & Co
Solicitors Estate Agents

www.propertywright.com

Wright & Co,
5E Giles Street,
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Tel: 0131 467 5566

**8/3 Sandport Way, Ronaldson's Wharf,
The Shore, Leith EH6 6EA
FIXED PRICE £230,000**

Viewing Thurs 7-8pm & Sun 2-4pm or by apt.

- Immaculately presented.
- Stunning two bedroom apartment.
- Located on second floor.
- Spacious open plan lounge/dining/kitchen.
- Decked balcony with views to Water of Leith.
- Two generous double bedrooms.
- Well presented bathroom.
- Private parking/
- Great location at The Shore area of Leith.
- Close to Scottish Government office, Ocean Terminal and regular bus service



Wright and Co are delighted to bring to market this immaculately designed, two-bedroom, waterfront apartment with balcony. Situated in Leith's award winning Ronaldson Wharf development at The Shore, this is an extremely sought after apartment.

The property has everything required for a high standard of living. It is near Leith's cosmopolitan Shore area, with Michelin starred restaurants and vibrant bistros. The Scottish Government office is no more than a stone's throw away at Victoria Quay, while the nearby Ocean Terminal Shopping Mall will cater for even the keenest shoppers and there is a multiplex cinema, restaurants and bars. Next Generation Health Club and Leith Victoria Gym and Pool are all within easy reach. The neighbourhood is serviced by a regular bus service.

RECEPTION HALL

The welcoming reception hall provides access to all accommodation. Entry via the hardwood door. Decorated in neutral tones with stylish laminate floor. Wall mounted video entry phone system. The hall has down lighters, smoke alarm, gas central heating radiator and three cupboards offer ample storage space. One cupboard houses gas and electricity meters, one houses combi-boiler and water tank and the third cupboard are shelved.

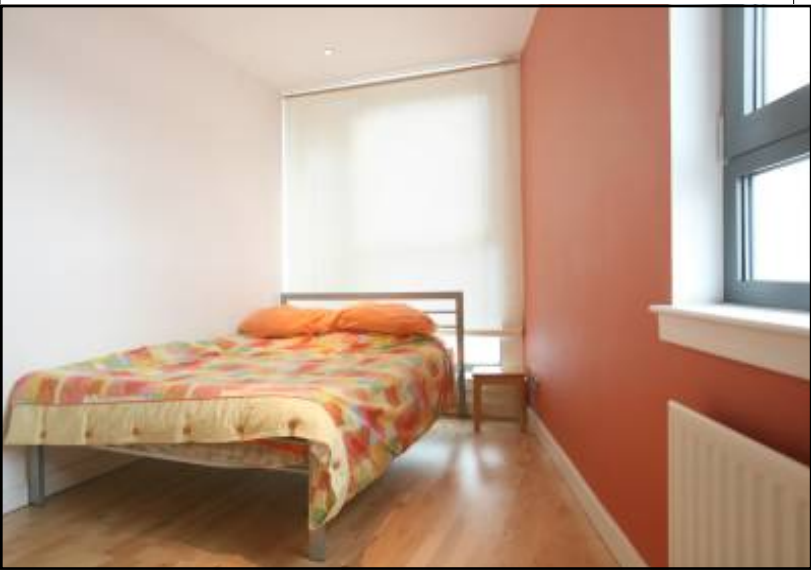
OPEN PLAN LOUNGE/DINING AND KITCHEN 11'8" x 30'

This open plan lounge/dining/kitchen area is spacious, bright, airy and immaculately presented. Natural light flows throughout this social living space. French doors lead to balcony with views towards the Water of Leith. Dual aspect windows and a Juliette balcony give the property an open, spacious feel. A stylish wall mounted Plasma screen TV to be included in sale. Decorated in neutral tones with laminate floor coverings. Two gas central heating radiator, down lighters, chrome socket and light switch fittings.

KITCHEN AREA 11'8" x 7'4"

Although the kitchen forms part of the open plan layout it is cleverly located to the rear of the room and is partially walled. A gunmetal grey mosaic ceramic tiled splash back provides the backdrop for the contemporary kitchen that has integrated Smeg appliances. Appliances include integrated fridge/freezer, washing machine/dryer, stainless steel 4 ring gas hob, electric oven and stainless steel chimney hood. Stainless steel sink with mixer tap and drainer. A selection of wall and base mounted units with co-ordinated worktops. Down lights, under pelmet lighting and a wall central heating thermostat. Ample power points with brushed chrome finish.

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BEDROOM ONE 14'7" x 10' Approx

This stunning bedroom is fully functional, with dual aspect double glazed window dressed with blinds. Light flows throughout this room and it is well presented, decorated in neutral tones and is carpeted. Ample storage is provided by a triple fronted wooden panel sliding door wardrobe. Down lighters. Gas central heating radiator, power and telephone points.

BEDROOM TWO 11' x 10'

The second double bedroom is bright and airy and comprises of laminate flooring, a wardrobe with triple sliding doors with ample storage space, gas central heating, double-glazed windows with blinds, down lighters and ample power points.

BATHROOM 7'4" x 7'

The bathroom comprises of a three-piece white suite. Low level WC with concealed cistern, sink with pedestal and bath with electric shower and folding shower screen. A ceramic tile floor accompanies the mosaic-tiled splash back to bath and sink areas. Shaver point and shaving mirror. Mirrored vanity unit and wall mounted mirror. Gas central heating radiator, down lights and an extractor fan.



EXTRAS

All curtains, blinds, light fittings, floor coverings and kitchen appliances to be included in sale price. Wall mounted plasma TV in lounge area is also to be included.

OTHER

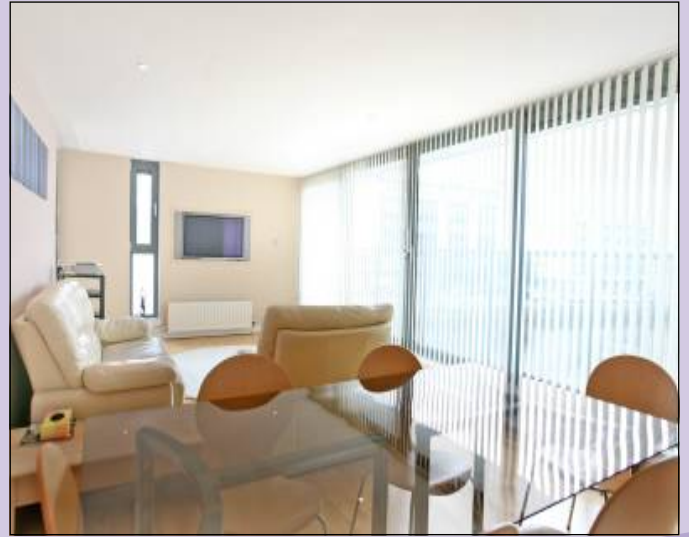
The property is situated within a well maintained modern development and private residents parking is located to the rear of the property. A factoring fee of approximately £40 per month is payable to Ross & Liddel for the upkeep of the communal stairwell, lift, garden area and includes building insurance. Council Tax Band E.

Call our Estate Agent Jacquie Sandison, TODAY on 0131 467 5566 or 07884 247419 to arrange a time suitable to you.

VIEWING

Thursday 708pm and Sunday 2-4pm or by appointment. Call

Wright and Co to arrange an appointment on 0131 467 5566.



These particulars do not constitute any part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.

For a **FREE** valuation of your property,
7 days a week,
call **Jacque Sandison**
on **07884 247419** or **0131 467 5566**.

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