

# Flat 10, 14 Sandpiper Drive

EDINBURGH, EH6 6QJ



*IMMACULATELY PRESENTED THREE BEDROOM  
THIRD FLOOR FLAT IN MODERN DEVELOPMENT*



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McEwan Fraser Legal is delighted to present this highly impressive third-floor flat in a highly sought-after modern development in Newhaven.

Internally, the spacious accommodation is in excellent condition and comprises an entrance hall with a utility cupboard and an open-plan living room leading to a fully fitted kitchen with integrated appliances. There are three double bedrooms, with the master bedroom benefiting from an en-suite shower room. The stylish three-piece bathroom completes the internal accommodation. The property is in excellent decorative order throughout and benefits from gas central heating, double glazing, and good storage facilities.

The property benefits from excellent views over the harbour and the Firth of Forth and has a private courtyard to the rear, well-kept communal grounds, parking, bike storage, a lift and the tram line is only 3 minutes from the property with links to the city centre and the airport.

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**Bedroom 1**









**Bedroom 2**





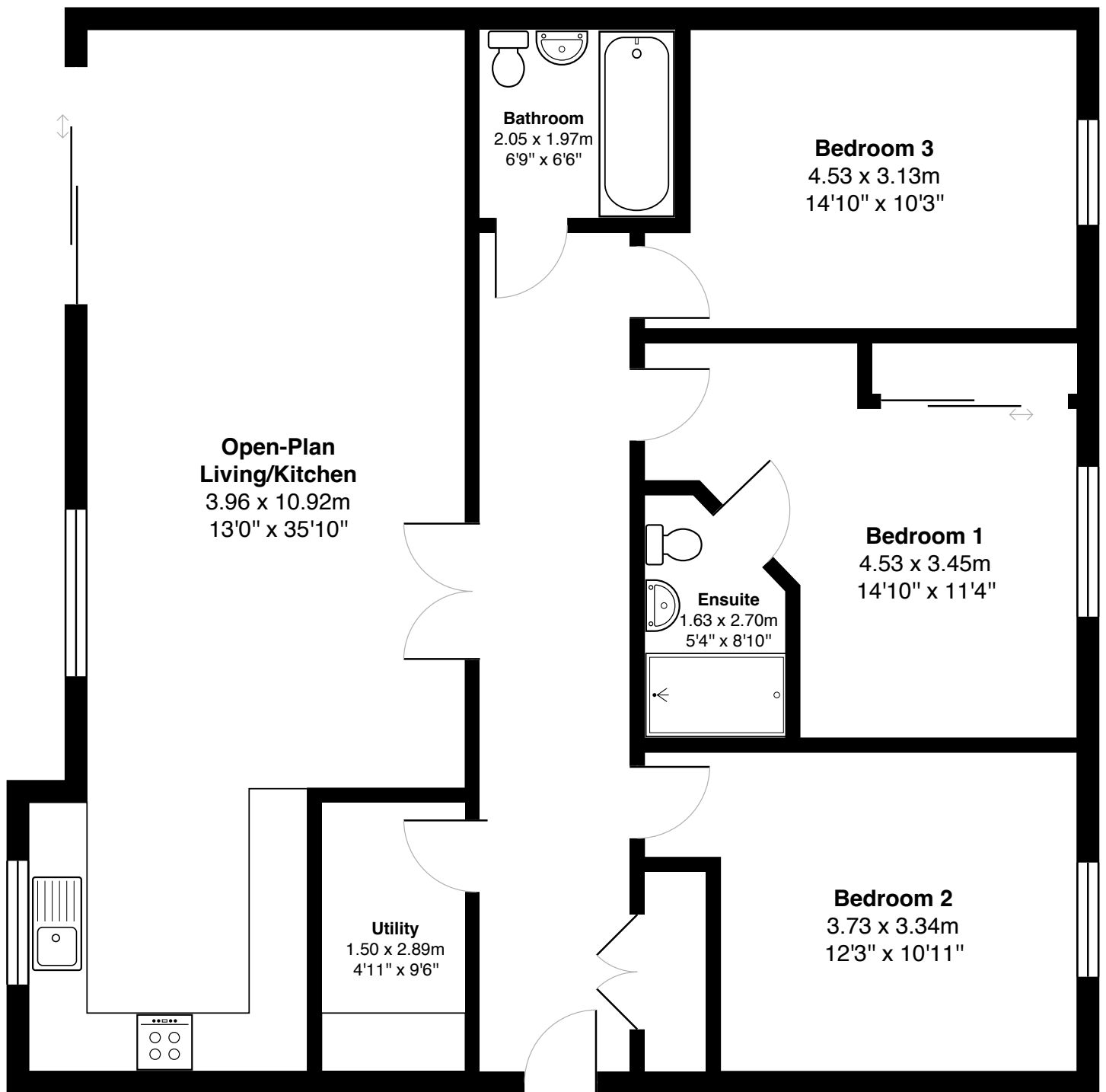


**Bedroom 3**









Gross internal floor area (m<sup>2</sup>): 114m<sup>2</sup>

EPC Rating: B

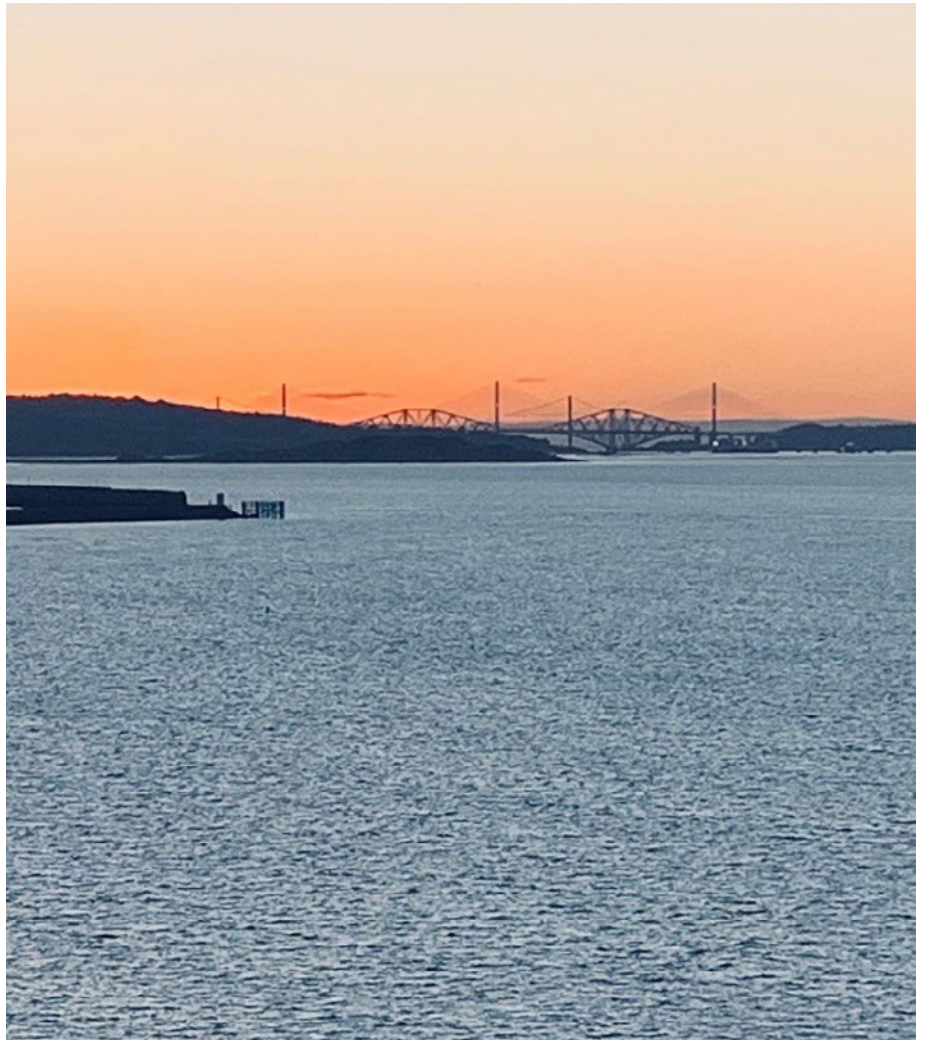
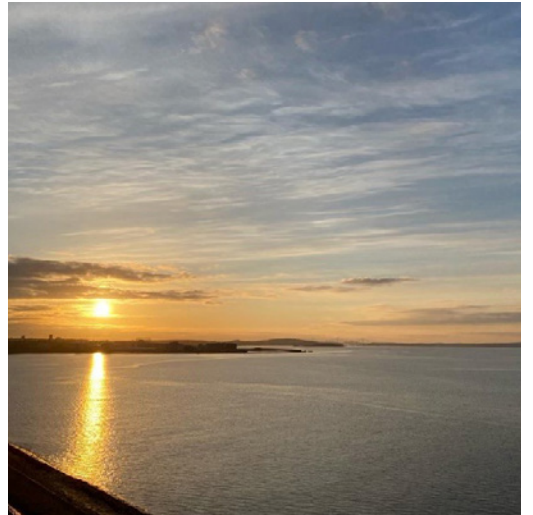
















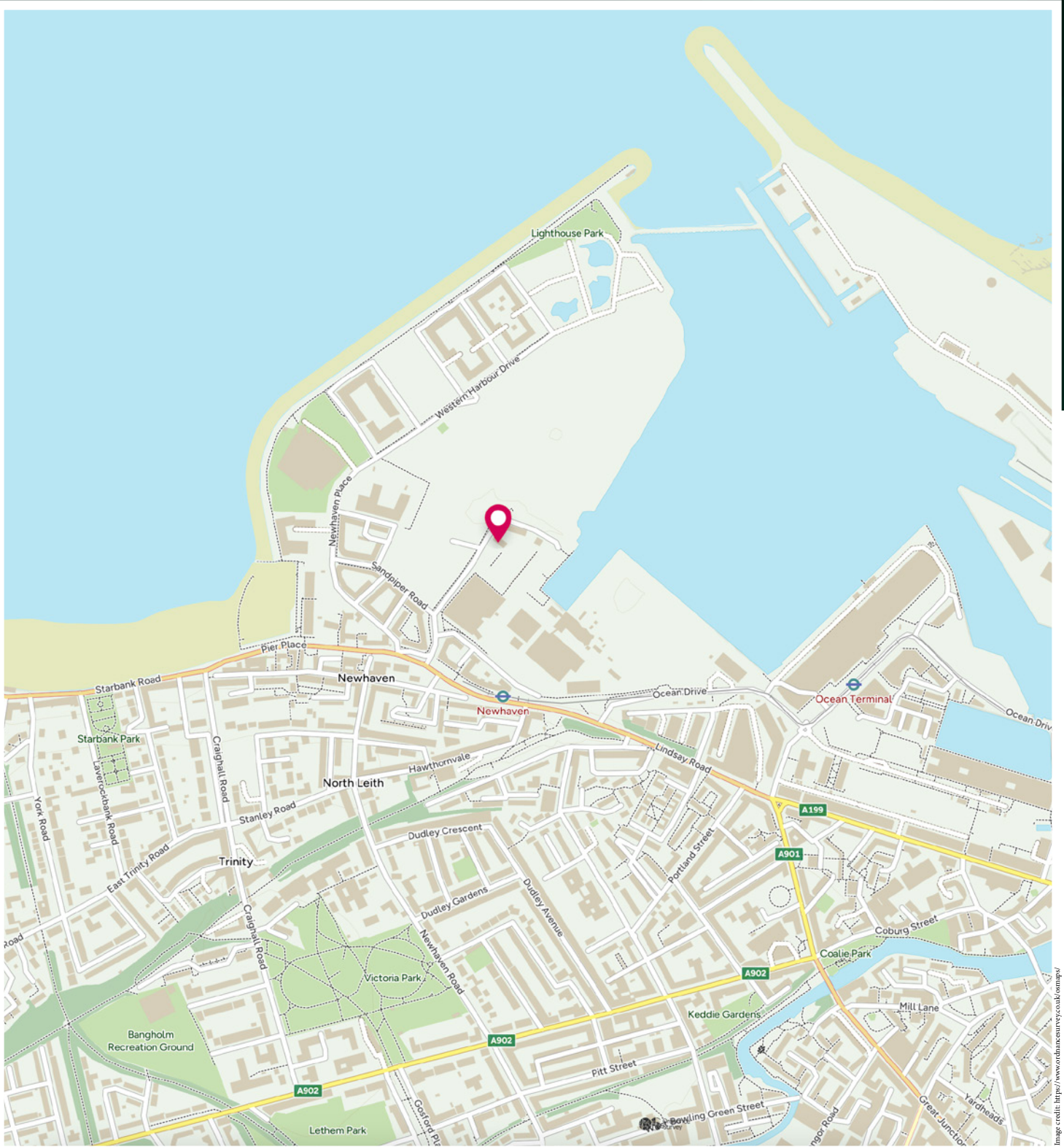
The property is set in a modern development in Newhaven, situated to the north of Edinburgh city centre approximately three and a half miles from Princes Street. The property is well served for local amenities with Ocean Terminal providing a variety of high street shops with a multi-screen cinema and a selection of eateries. There is a further selection of popular waterside restaurants at Newhaven Harbour, a 24-hour Asda supermarket right on your doorstep, whilst the amenities of Leith and the fashionable bars and restaurants of The Shore are approximately one mile away. David Lloyd Gym is also a short walk away.

Regular bus and tram services operate in the area, providing links into and around the city centre, whilst motorists can find easy access to the city bypass via the A902 (Ferry Road).

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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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