



GILSON GRAY

LAW • PROPERTY • FINANCE

30/6 WEST BOWLING GREEN STREET

Leith, Edinburgh, EH6 5PB



IMPRESSIVE FIRST-FLOOR APARTMENT

Part of a sought-after contemporary development, this one-bedroom, first-floor apartment is an impressive home, especially with its desirable setting in Leith, close to outstanding amenities (including the award-winning restaurants of The Shore) and fantastic transport links. The apartment features open-plan living, and is finished to high standards, with a blank canvas of décor and quality fixtures and fittings. It also provides residents' parking.

The apartment is reached via a secure shared entrance and a lift service, the front door opening into a central hall with two built-in cupboards. It instantly sets the standards of the accommodation, with its crisp decoration and easy-to-maintain floor flowing into the open-plan kitchen, living and dining room. Here, spacious dimensions can accommodate lounge furniture and a table and chairs, whilst French doors open out to a Juliet balcony to allow an abundance of natural light into the room. The kitchen is discreetly zoned to the rear of the room, enjoying its own sense of space. It has a sophisticated design, streamlined by integrated appliances, and it offers downlit worksurfaces and plenty of cabinet storage. The double bedroom is next door. It continues the neutral palette and adds a fitted carpet for maximum comfort. It is bright and roomy and comes equipped with a built-in wardrobe and additional storage. Finally, the bathroom is fitted with a modern three-piece suite, incorporating a towel radiator, a hidden-cistern toilet, a wall-mounted washbasin with storage underneath, and a bath with an overhead shower.

Outside, the development provides well-kept garden grounds and private residents' parking – a useful feature in the capital.

Extras: integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Impressive first-floor apartment
- Part of a contemporary development
- Desirable setting in Leith
- Secure entrance & lift service
- Central hall with two cupboards
- Open-plan kitchen/living/dining room
- Quality kitchen with integrated appliances
- Double bedroom with wardrobe
- Modern bathroom with three-piece suite
- Well-kept garden grounds
- Private residents' parking



EPC RATING:

B

COUNCIL TAX BAND:

C

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
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0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

11 South TAY Street
DD1 1NU
01382 201 000

BORDERS

01890 880 008

LEITH

Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre, which hosts a wide range of high street stores, as well as family restaurants, a 24-hour gym and a multiplex cinema. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. Edinburgh city centre is easily accessible by bus, day and night, and there is also a direct bus link to Edinburgh International Airport. Furthermore, the tram line is currently being extended through Leith to provide another swift connection through the city centre all the way to the airport. The school catchment area covers early years, primary, and secondary education.

