



GILSON GRAY

LAW • PROPERTY • FINANCE

2/18 GILES STREET

Leith, Edinburgh, EH6 6DJ



Recently renovated to a high specification, this traditional, one-bedroom, third-floor flat forms part of a historic, A-listed, seventeenth-century building (1682) in Edinburgh's highly fashionable Shore district. Combining period charm with modern convenience, it offers a piece of Edinburgh history, in addition to private parking and spacious accommodation. This beautiful home comes complete with a high-quality kitchen and shower room, and gorgeous interior design. Within a short walk, there is a vast choice of restaurants and coffee-shops, and superb transport links, including a tramline to the airport.

Extras: all fitted floor coverings, window blinds, light fixtures (excluding the kitchen/living room wall lamps), and integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

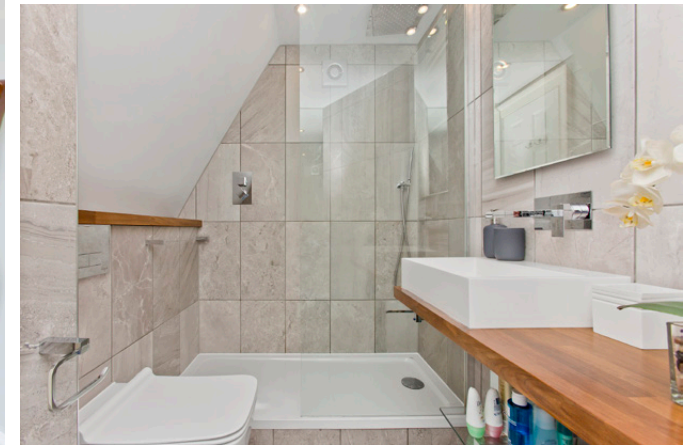


FEATURES

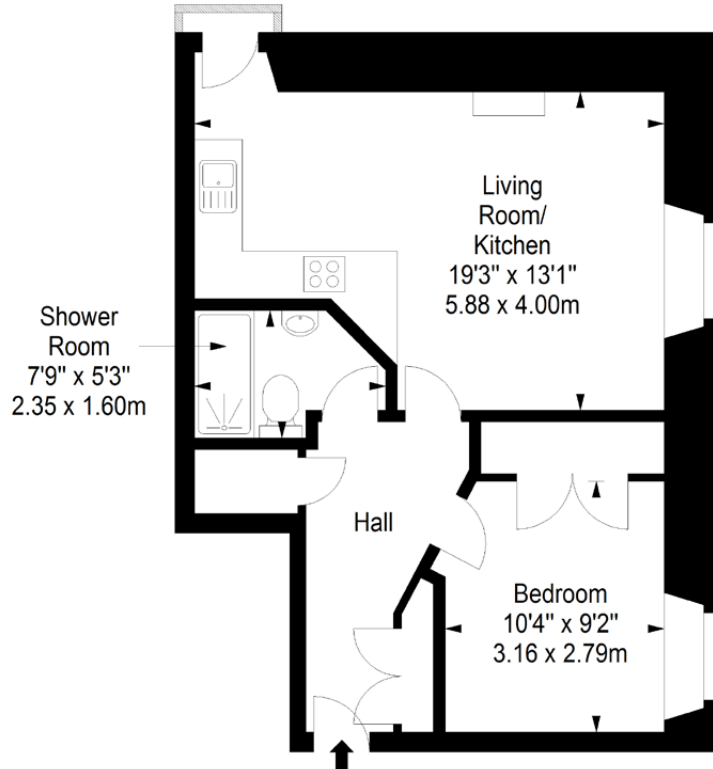
- A recently-renovated third-floor flat
- In walk-in condition and to a high spec
- A-listed building (1682) in the Shore
- Bright, southeast-facing aspect
- Period features and historic charm
- Secure entrance
- Central hall with two cupboards
- Open-plan kitchen/living room
- Shaker-style kitchen with quartz worktops
- Double bedroom with wardrobe
- Quality shower room with underfloor heating
- Custom-made double-glazed windows
- Secure courtyard with residents' parking
- Onsite residents' bins/recycling room
- EPC Rating - D
- Council Tax Band - C



"PERIOD FEATURES AND CHARM, SHAKER-STYLE KITCHEN WITH QUARTZ WORKTOPS AND A DOUBLE BEDROOM WITH WARDROBE"



Third Floor
Approx. 47.5 sq. metres (511.3 sq. feet)



Total area: approx. 47.5 sq. metres (511.3 sq. feet)

GILSONGRAY.CO.UK

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0141 530 2021



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EH39 4AG
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DUNDEE

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BORDERS

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.