

COULTERS[©]

WELCOME TO:
GILES STREET

67/30 Giles Street, Leith, Edinburgh, EH6 6DD



GILES STREET AT A GLANCE:



Minutes from
The Shore



Category C listed
apartment



Bright and open
dining living kitchen



Close to
exceptional amenities



Walking distance of
Leith Links



Excellent bus and
tram links

EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Housed in the James Simpson designed 19th Century Yardheads School (1875), this is a bright and well-presented Category C listed apartment. On the second floor of this prestigious 'Academia' development in the heart of the Shore, it is a stylish home with thoughtful architectural touches. With quality finishes and a generous layout the end-result is a fashionable property that will appeal to professionals and investors alike who are drawn to this vibrant neighbourhood.

- Open and airy dining living kitchen flooded with natural light thanks to a sash and case window with three thoughtfully positioned skylights.
- Well-appointed kitchen with shaker style wall and floor units finished in a natural tone, complementary black quartz-effect worktops, grey splashback, and integrated appliances including an extractor hood, gas hob, oven, and a fridge/freezer.
- Light-filled principal double bedroom with built-in wardrobes and shelving.
- Second generous double bedroom with a skylight, and built-in wardrobes.
- Stylish bathroom comprising of a chrome towel radiator, shelving and a bath with wall-mounted shower.
- Gas central heating (HIVE) and a combination of single and double glazing.
- Shared landscaped grounds.
- Allocated residents' parking and visitors' parking.
- Gated development and secure entry system.



LOCATION, LOCATION, LOCATION:

Historic Leith is a vibrant, bustling, and popular area with a wide variety of leisure and retail amenities and only a 10-minute bus journey from Edinburgh's city centre.

Minutes from the waterfront at The Shore, the property enjoys access to renowned restaurants such as the Michelin-starred Martin Wishart and Fishers as well as bustling cafès and bars. Leith Walk has a vast array of independent retailers, coffee shops, restaurants and takeaways.

For fantastic recreational opportunities, the green open space of Leith Links is on the doorstep. Ocean Terminal has a variety of high-street retailers, a gym, multiplex cinema and restaurants. Leith

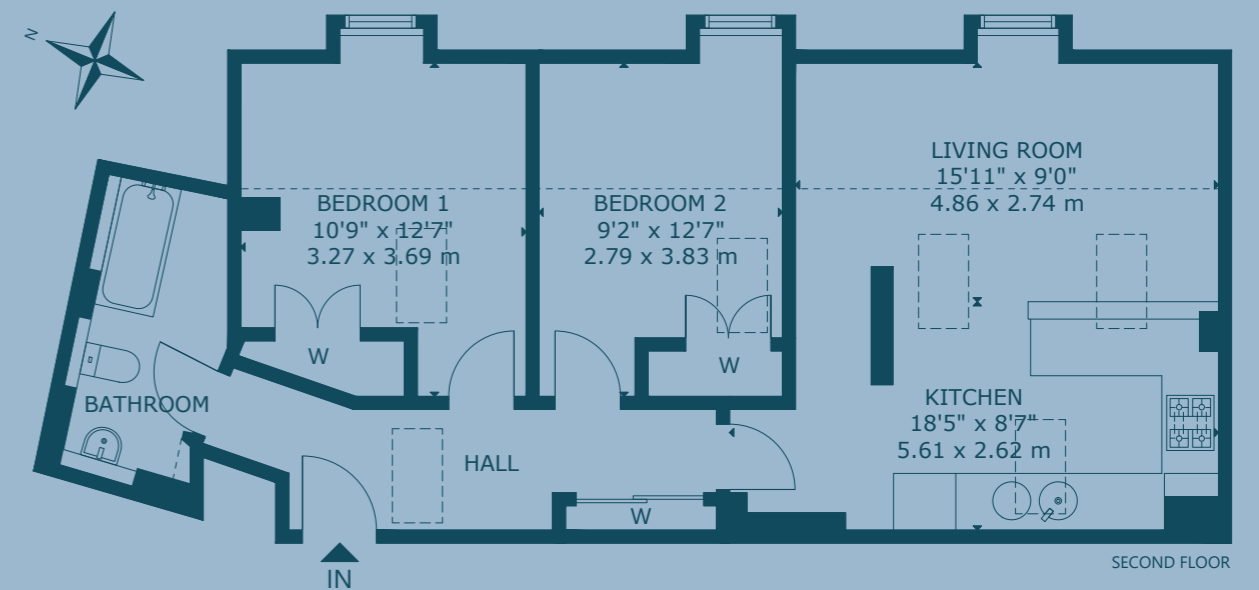
Victoria Swim Centre and Craightinny Golf Course are nearby. For larger shopping requirements there is a Tesco Superstore at the foot of Leith Walk and an Aldi on Commercial Street.

The property lies in the catchment for Leith Primary School and Leith Academy with Edinburgh's private options such as Edinburgh Academy and Fettes College in easy reach.

Regular buses and trams take you swiftly from Ocean Terminal into the City Centre and onto Edinburgh International Airport. It is in easy reach of the A1 taking you out to East Lothian as well as the City Bypass.



FLOOR PLAN:



67/30 Giles Street, Leith, Edinburgh, EH6 6DD

Approx. Gross Internal Area

734 Sq Ft - 68 Sq M

For identification only. Not to scale.

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