



COULTERS[®]

WELCOME TO:

GILROY ROAD

11 Gilroy Road, Leith, Edinburgh, EH6 6AR

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GILROY ROAD AT A GLANCE:



Prime
Leith location



New-build duplex
apartment



Light and airy
dining/living/kitchen



Minutes from Ocean
Terminal and The Shore



Close to
Victoria Park



Private balcony

EXTRAS:

All light fittings, fitted floor coverings and white goods are included in the sale. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Minutes from Leith's fashionable Shore, Victoria Quay, and Ocean Terminal this is an impressive three-bedroom apartment. Boasting a spacious and bright dining/living/kitchen that spans the width of the property and opens onto a south-west facing balcony it is perfect for a comfortable modern lifestyle. Well-presented and with such exceptional amenities on the doorstep along with superb bus and tram links into Edinburgh City Centre, it will appeal to buyers keen to establish a home in this vibrant neighbourhood.

- Open dining/living/kitchen with a stylish interior including wood-inspired flooring, and a French door opening onto a private balcony.
- Thoughtfully designed modern kitchen with white wall and floor units, wood-effect worktops, eye-level oven, hob, extractor hood, and fridge/freezer. Benefits from a skylight and an adjoining utility room with sink and storage.
- Light and airy principal double bedroom with built-in wardrobes and carpeting.
- Two further comfortable bedrooms, a single and a double currently in use as a home office.
- Hidden cistern WC with washbasin.
- Stylish family bathroom with hidden cistern WC, washbasin, and bath with a wall-mounted shower.
- Gas central heating and double glazing throughout.
- On-street parking and landscaped grounds.





LOCATION, LOCATION, LOCATION:

Historic Leith is a vibrant and popular area with an exceptional variety of leisure, dining, and retail choices and only a short distance from Edinburgh's City Centre.

Within a five-minute drive is Victoria Park with its tree-lined walkways, ball court, and a play area, along with the open expanse of Leith Links housing tennis courts, pétanque, and recreational sports pitches.

Lively eating and drinking spots are minutes away at the fashionable waterfront Shore which boasts Michelin-starred Martin Wishart's and The Ship on The Shore amongst others. Discover superb leisure amenities at David Lloyd Newhaven and Ocean Terminal which has

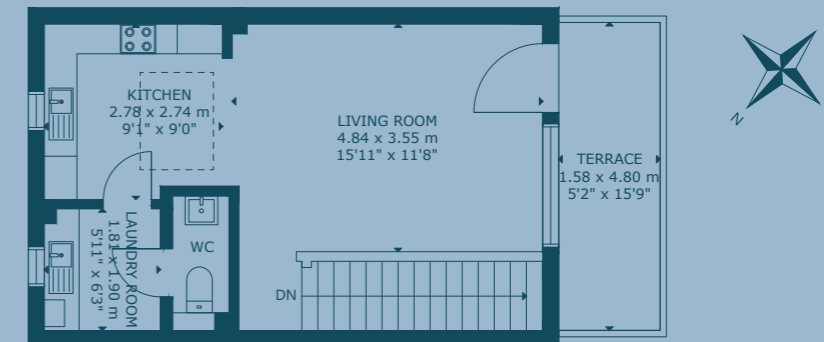
a VUE Cinema, well-known eateries such as Pizza Express and Nando's, high street stores, and a 24hr PureGym.

Daily shopping needs are well met by an Aldi on Commercial Street, a Sainsbury's Local on Bernard Street, and an ASDA at Newhaven. There is a popular farmers market held every Saturday on Dock Place and Leith Walk has an array of independent retailers and convenience stores.

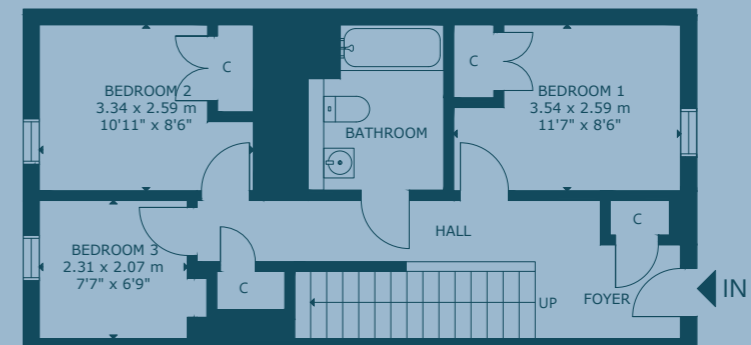
Excellent transport links ensure that regular bus and tram services take you swiftly into the City Centre, Waverley Train Station, and onward to Edinburgh Airport. It is well-positioned for swift access to the City Bypass.



FLOOR PLAN:



FIRST FLOOR



GROUND FLOOR

11 Gilroy Road, Leith, Edinburgh, EH6 6AR

Approx. Gross Internal Area

918 Sq Ft - 85 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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