

COULTERS[©]

67/13 GILES STREET

LEITH, EDINBURGH, EH6 6DD

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This newly renovated one-bedroom ground and first floor duplex flat oozes charm and style and forms part of the 'Academia' school conversion circa 2013.

Entering the property on the ground floor leads to a spacious hall with ideal workspace, a bright and spacious double bedroom with storage and a 3-piece suite with WC, sink, bath with overhead shower and a matte black heated towel rail.

KEY FEATURES



Stylish duplex flat.



Beautifully presented double bedroom.



Close to Leith Links and Water of Leith walkway.



Gated residents parking.



Within walking distance of a tram stop.



Independent retailers and cafes nearby.



A spiral staircase leads you to the first floor of the property where the open plan living room, dining room and kitchen is situated. The kitchen contains integrated appliances such as a freezer, oven, washing machine and dishwasher.

The property benefits from combi electric heating, an entry phone system, and an allocated car parking space within the gated residents parking.





THE LOCAL AREA

Approximately two miles north of Edinburgh city centre, this vibrant suburb was once a thriving port at the heart of the capital's maritime industry. Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city.

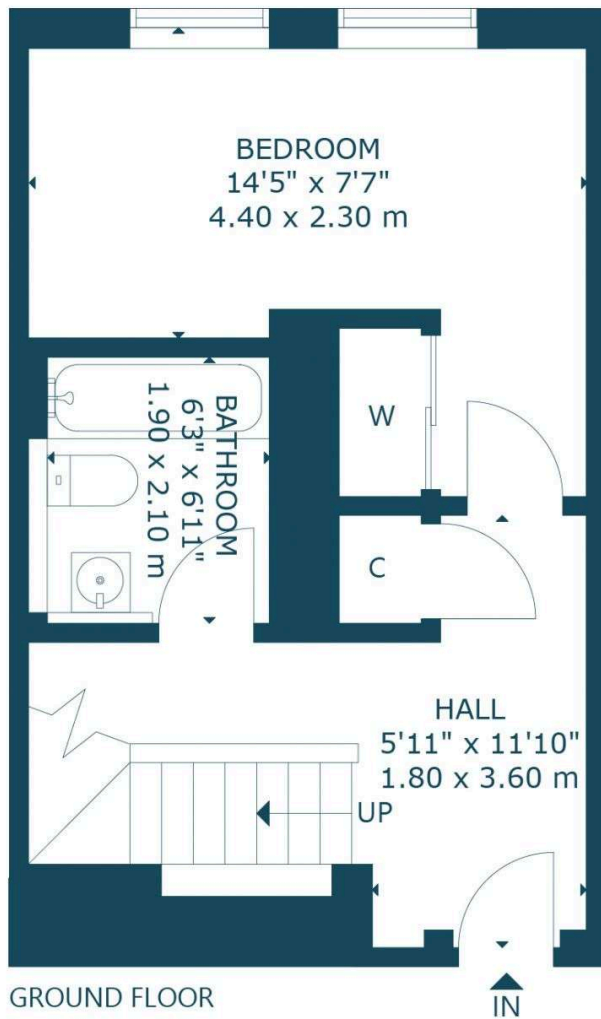
The Shore is renowned for social scene, which is fuelled by a selection of, trendy bars and award-winning eateries, including three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food.

Ocean Terminal shopping offers a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Shore enjoys fantastic public transport links into the city centre and is just a five-minute walk from the nearest tram stop.

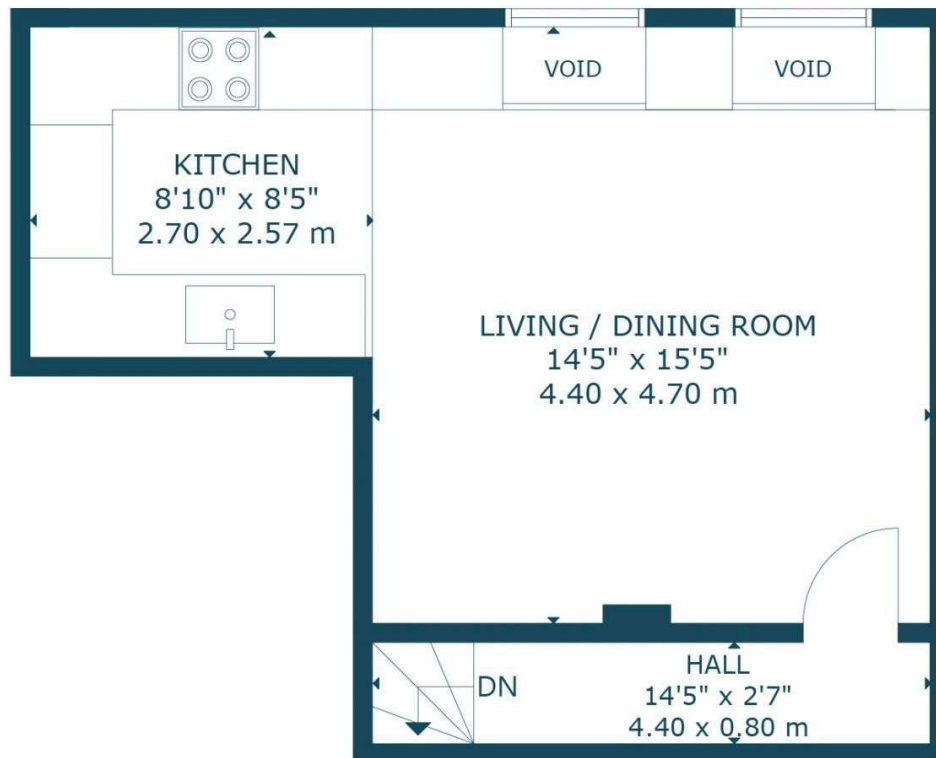
EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





GROUND FLOOR



FIRST FLOOR



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 672 SQ FT / 63 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.