



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**3/3 THORNTREESIDE**

Leith, Edinburgh, EH6 8FE





Set on the second floor of a contemporary development in Leith, this well-proportioned flat offers a fantastic open-plan living area with a private balcony and a modern, fully integrated kitchen, two bedrooms, an en-suite bathroom, and a separate shower room, plus access to well-maintained shared gardens and private residents' parking. The home is well-presented with modern interiors and neutral décor, and is sure to appeal to a wide demographic. Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

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## FEATURES

- Second-floor flat in Leith
- Part of a contemporary development
- Attractive, modern interiors
- Secure shared entrance and lift
- Hall with built-in storage
- Open-plan kitchen, living and dining room with balcony
- Separate utility cupboard
- Two double bedrooms with built-in wardrobes
- One en-suite bathroom
- Separate shower room
- Well-maintained shared gardens
- Private residents' parking



"AN IMMACULATELY PRESENTED SECOND-FLOOR FLAT, SITUATED IN THE DESIRABLE AREA OF LEITH."





EPC RATING:

B

COUNCIL TAX BAND:

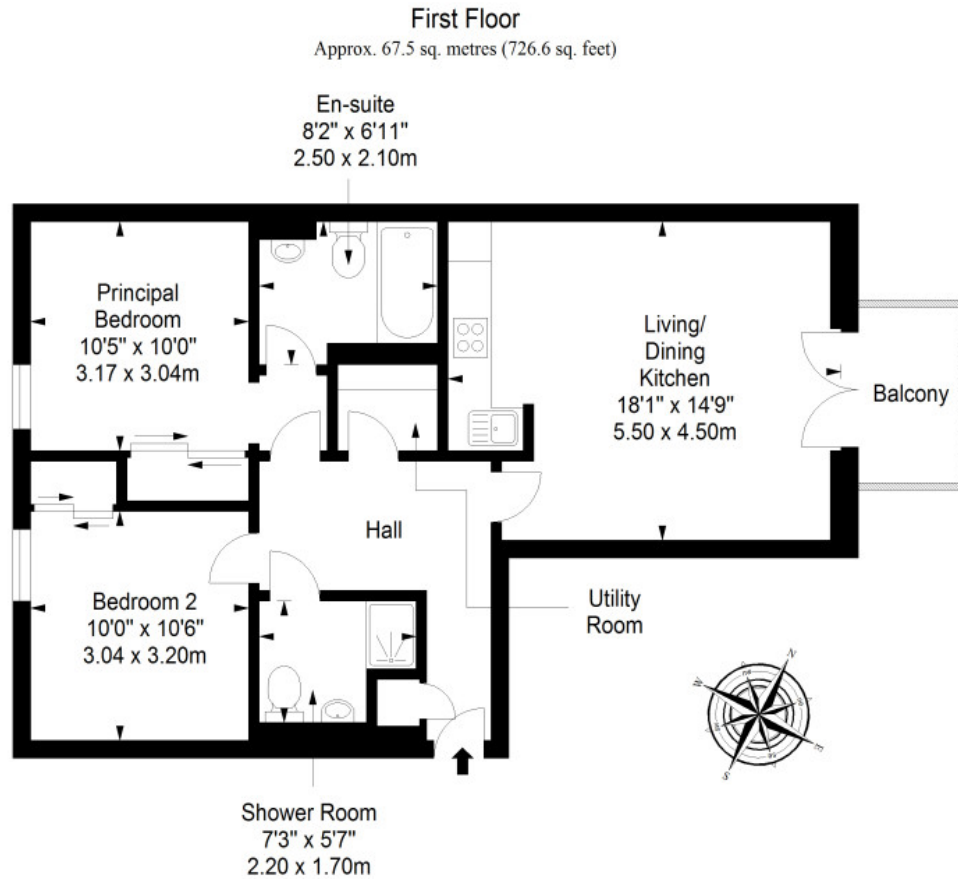
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VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK



Total area: approx. 67.5 sq. metres (726.6 sq. feet)

EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000

BORDERS

01890 880 008

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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.