



GILSON GRAY

LAW • PROPERTY • FINANCE

1/23 CHAPEL LANE

Leith, Edinburgh, EH6 6ST



Located desirably close to the Shore's riverside bars and eateries, this southerly-facing flat lies on the second floor of an attractive lift-serviced development offering secure private parking. The well-presented city home incorporates a generous neutrally decorated reception area, a stylish kitchen, a bathroom with shower-over-bath, and a double bedroom enjoying feature décor and fitted storage.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

FEATURES

- Quiet city address close to excellent amenities
- Lift-service development
- Tasteful modern interiors
- Southerly-facing second-floor flat
- Secure entry system and entrance hall
- Generous living/dining room
- Stylish kitchen
- One double bedroom with storage
- Bathroom with shower-over-bath
- Private store
- Secure private parking
- Heating and double glazing



"A FANTASTIC CITY HOME WITH SECURE PARKING, CLOSE TO WIDE-RANGING AMENITIES AND SCENIC OPEN SPACES."



EPC RATING:

B

COUNCIL TAX BAND:

B

VIEWINGS

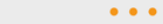
By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

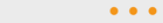
EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



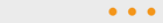
GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



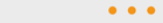
EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008

Store

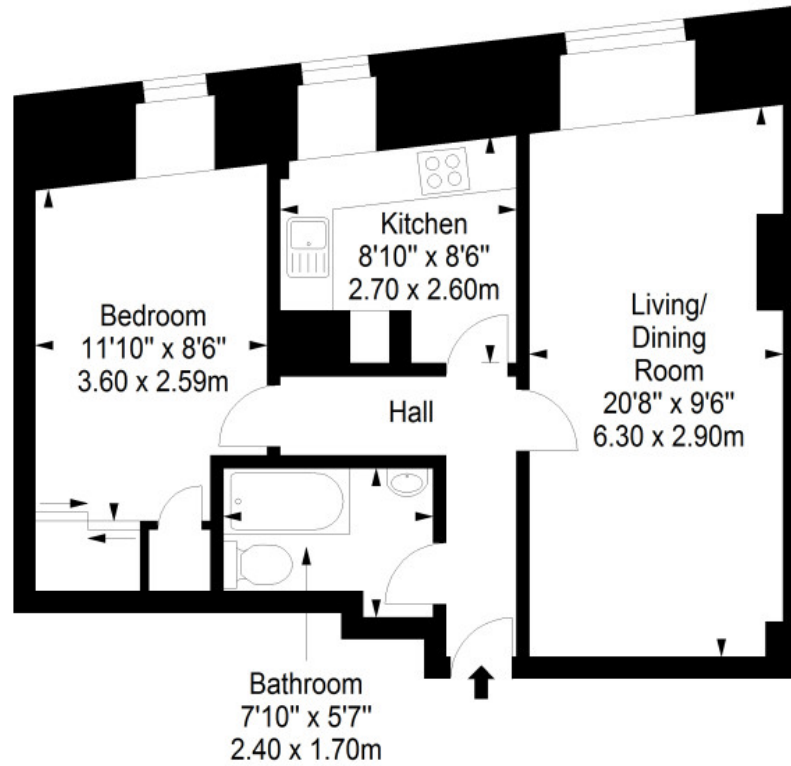
Approx. 0.8 sq. metres (8.6 sq. feet)

Store
3'11" x 2'0"
1.20 x 0.62m



Second Floor

Approx. 50.8 sq. metres (546.8 sq. feet)



Total area: approx. 51.6 sq. metres (555.4 sq. feet)

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