

COULTERS<sup>©</sup>

# 67/4 GILES STREET

LEITH, EDINBURGH, EH6 6DD

 1 BED  2 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

This impressive one-bedroom ground and first floor duplex flat, full of charm and style, forms part of the 'Academia' school conversion circa 2004 in the highly desirable Shore area. Entering the property on the ground floor which comprises a welcoming hallway, shower room with WC, large utility room with storage and a grand open plan living/dining room/kitchen with unique large windows.

## KEY FEATURES



Charming duplex flat.



One bedroom with two exceptional living spaces.



Close to Leith Links and Water of Leith walkway.



Private residents parking.



Within a short walk of The Shore.



Excellent local amenities nearby.





The kitchen hosts traditional wooden cabinets, integrated 5 gas ring hob and oven and a breakfast bar.

A spiral staircase leads you to the mezzanine level of the property where the second fantastic living room space can be found which benefits from plenty of natural light and space for at home working or an ideal place to unwind. The large double bedroom has fantastic built in storage and an en-suite with shower. The property also benefits from combi-gas 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 known for its 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.

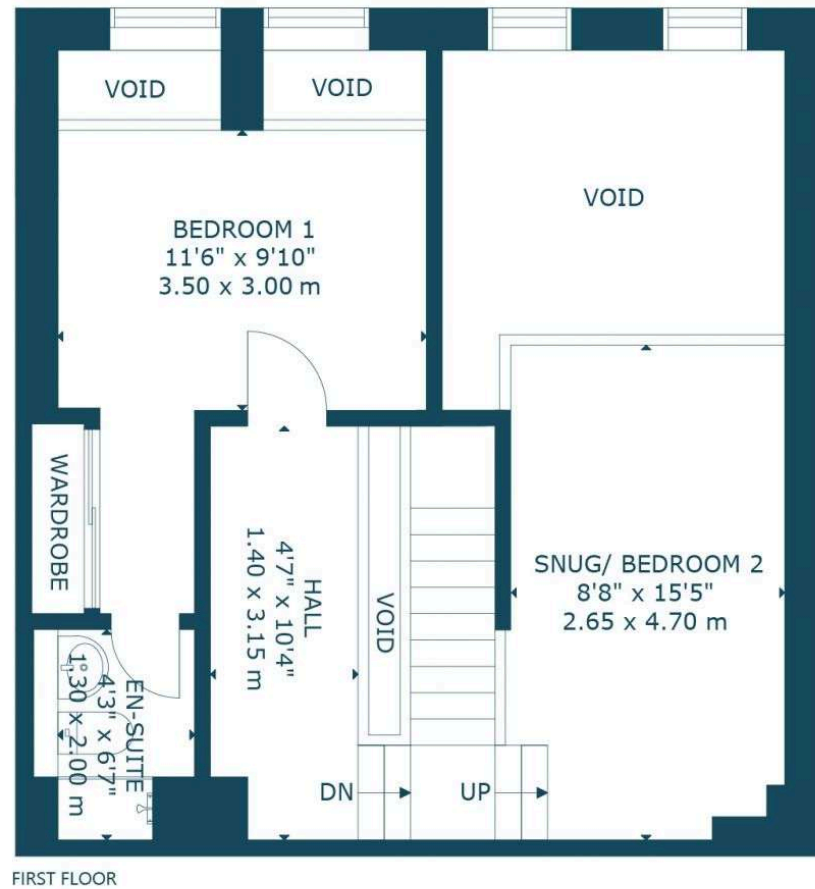
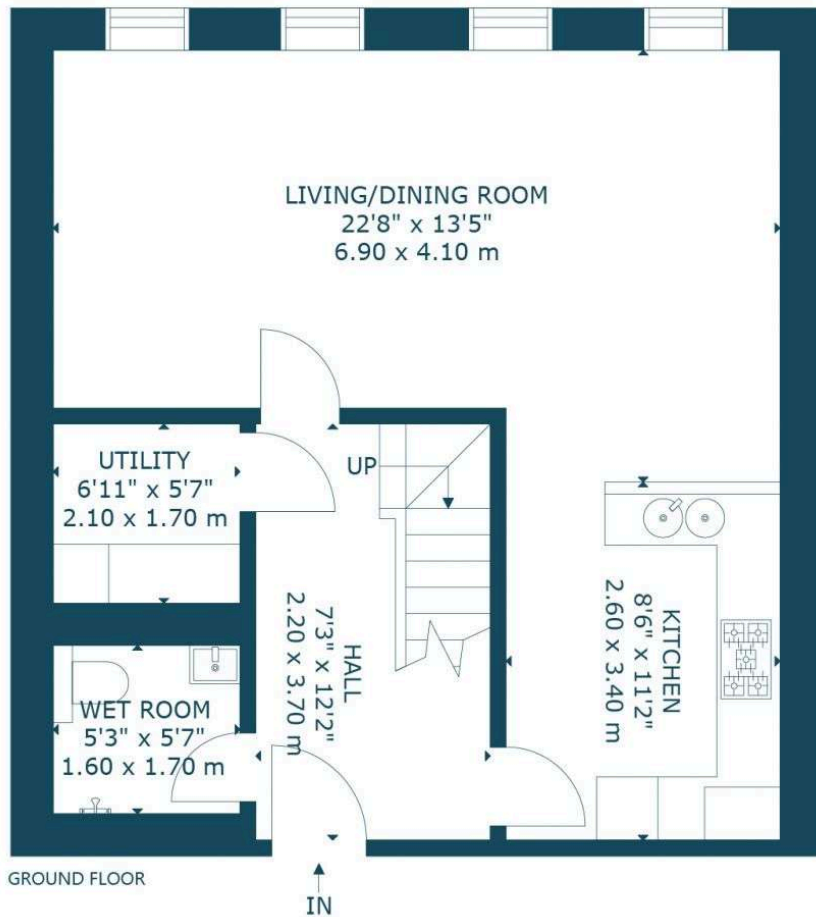
## EXTRAS

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









67/4 GILES STREET, LEITH, EDINBURGH, EH6 6DD  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 997 SQ FT / 93 SQ M

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

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## GET IN TOUCH

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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.