



6/4 Rennie's Isle
Edinburgh, EH6 6QA



"6/4 Rennie's Isle is a Bright and well-presented, two bedroom, dual-aspect, first floor apartment"

- WELL MAINTAINED STAIRWELL
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

The highly fashionable and vibrant Shore district of Edinburgh is located approximately three miles north of the city centre. The area offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides major stores, a multi-screen cinema and a Marks and Spencer's food hall. A 24 hour Asda supermarket is a little further east within neighbouring Newhaven, which also has the added attraction of a David Lloyd gym complex. Frequent and varied bus services run from nearby main roads to Princes Street and other parts of the city

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



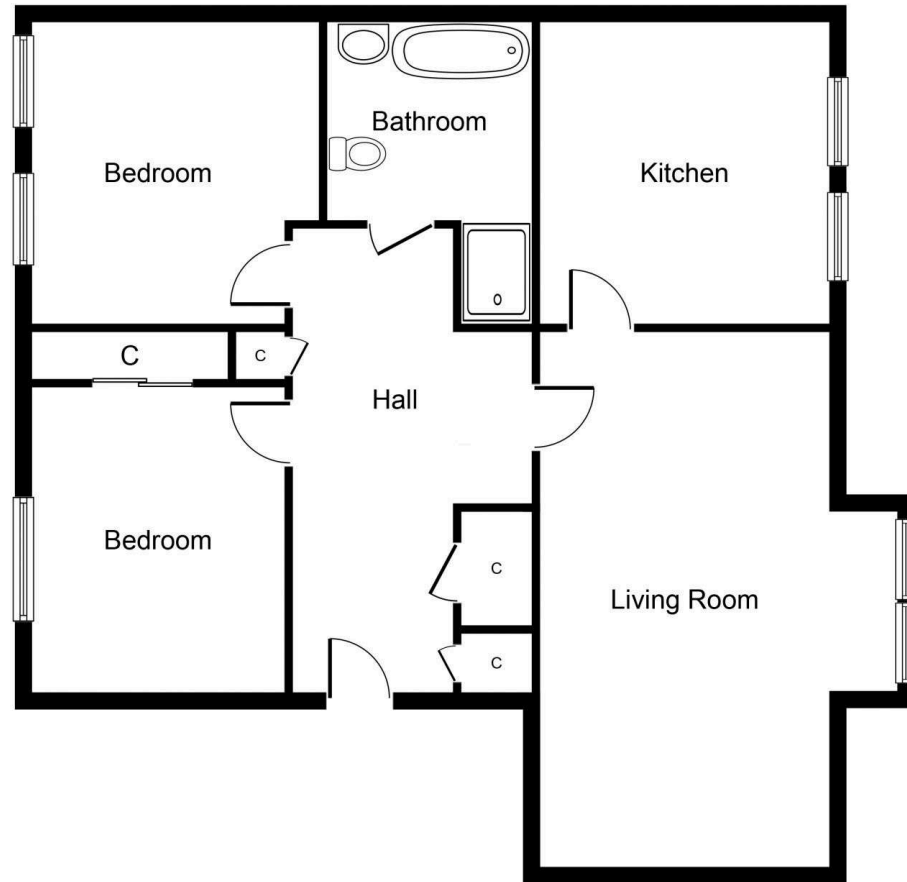
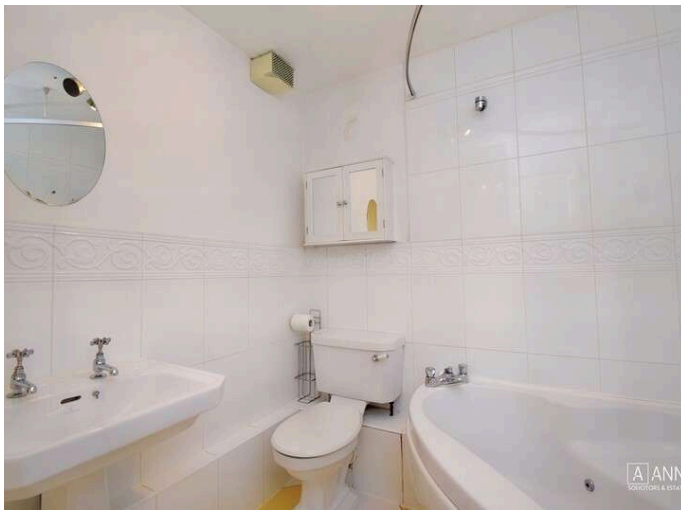
DESCRIPTION

Rennie's Isle is a Bright and well-presented, two bedroom, dual-aspect, first floor apartment within a modern factored development. The property is located in Leith's fashionable Shore district, lying to the north-east of Edinburgh city centre. This excellent property represents an ideal purchase for a single person, couple or indeed as an investment opportunity. The accommodation comprises: hallway with cloak cupboard and security entry phone system; bay windowed living room with fantastic waterfront outlook; kitchen with ample floor and wall mounted storage cupboards; two double bedrooms with fitted mirrored wardrobe space and bathroom with separate shower cubicle. The property further benefits from gas central heating; double glazing and private allocated parking bay.

EPC RATING

The energy efficiency rating for this property is band C

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