

COULTERS ©

FLAT 2, 14 GEISSLER DRIVE

LEITH, EDINBURGH, EH6 6AP

 2 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

This modern apartment occupies a first-floor position within a Cala development located in the highly desirable area of The Shore. Inside, the accommodation is particularly spacious with tremendous storage capacity. There is a beautifully bright open plan kitchen with living/dining area with fabulous views of Albert Dock and access to a balcony via a glass French door and double doors to a Juliette balcony.

KEY FEATURES



First floor Cala apartment.



Two double bedrooms, one with an en-suite and Juliette balcony.



Well maintained communal garden/decking area.



Private residents parking.

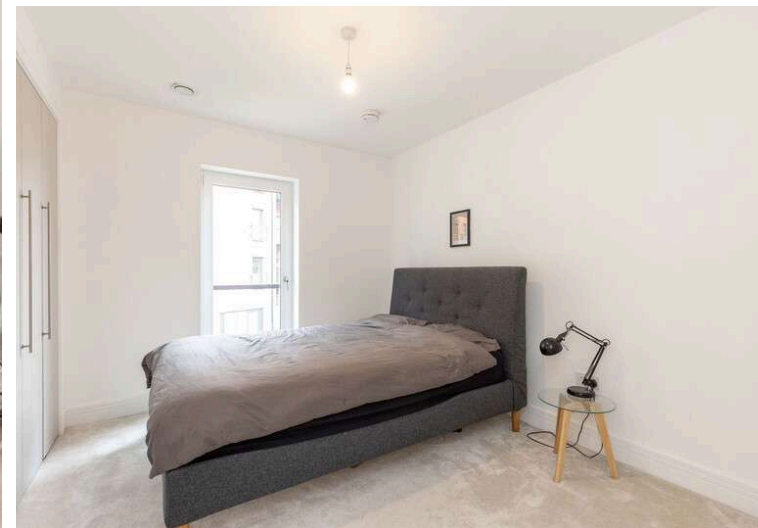


In the heart of The Shore in Leith.



Excellent local amenities nearby.

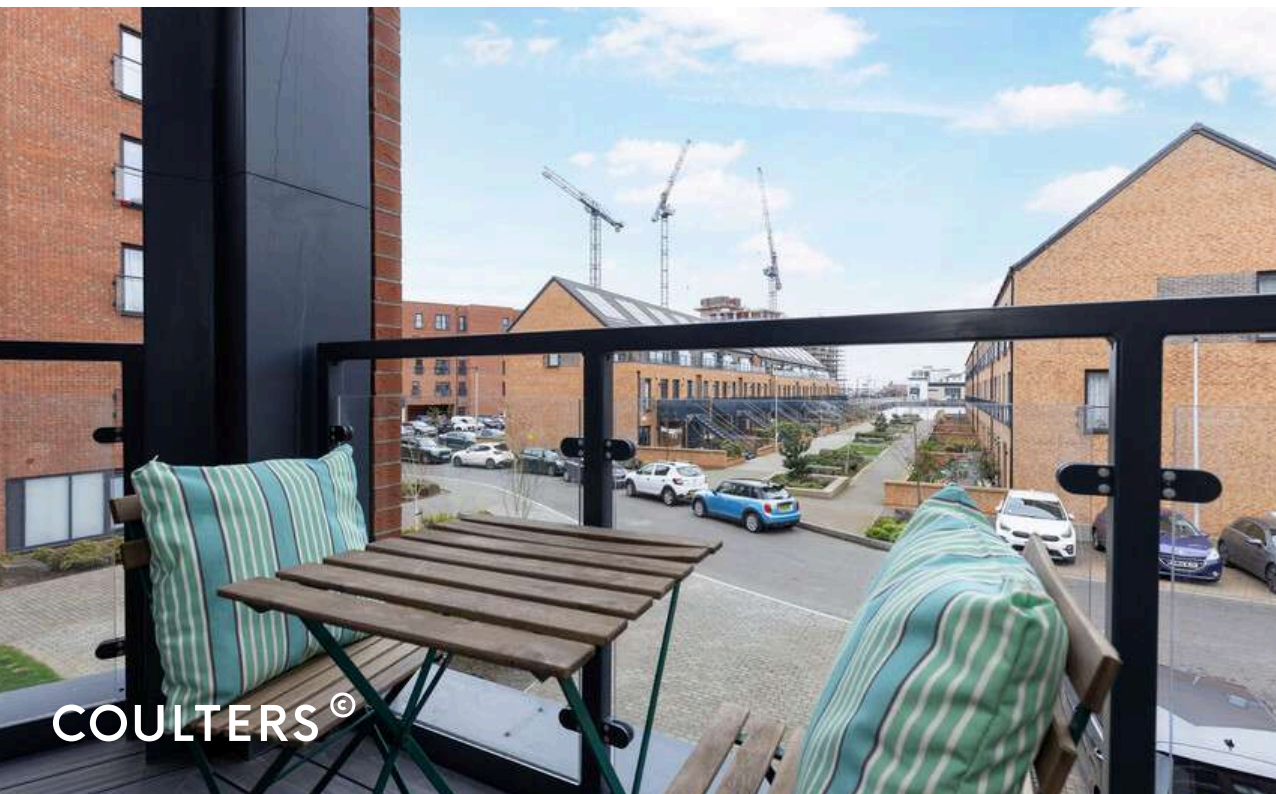




The stylish modern kitchen is fitted with a range of wall and floor white sleek units and integrated appliances. Both bedrooms are excellent size with built in double wardrobes and Juliette balconies and the master bedroom has an en-suite. The main bathroom has a bath with shower and chrome heated towel rail.

The property further benefits from gas central heating, double glazing, secure door entry system and private residential parking.





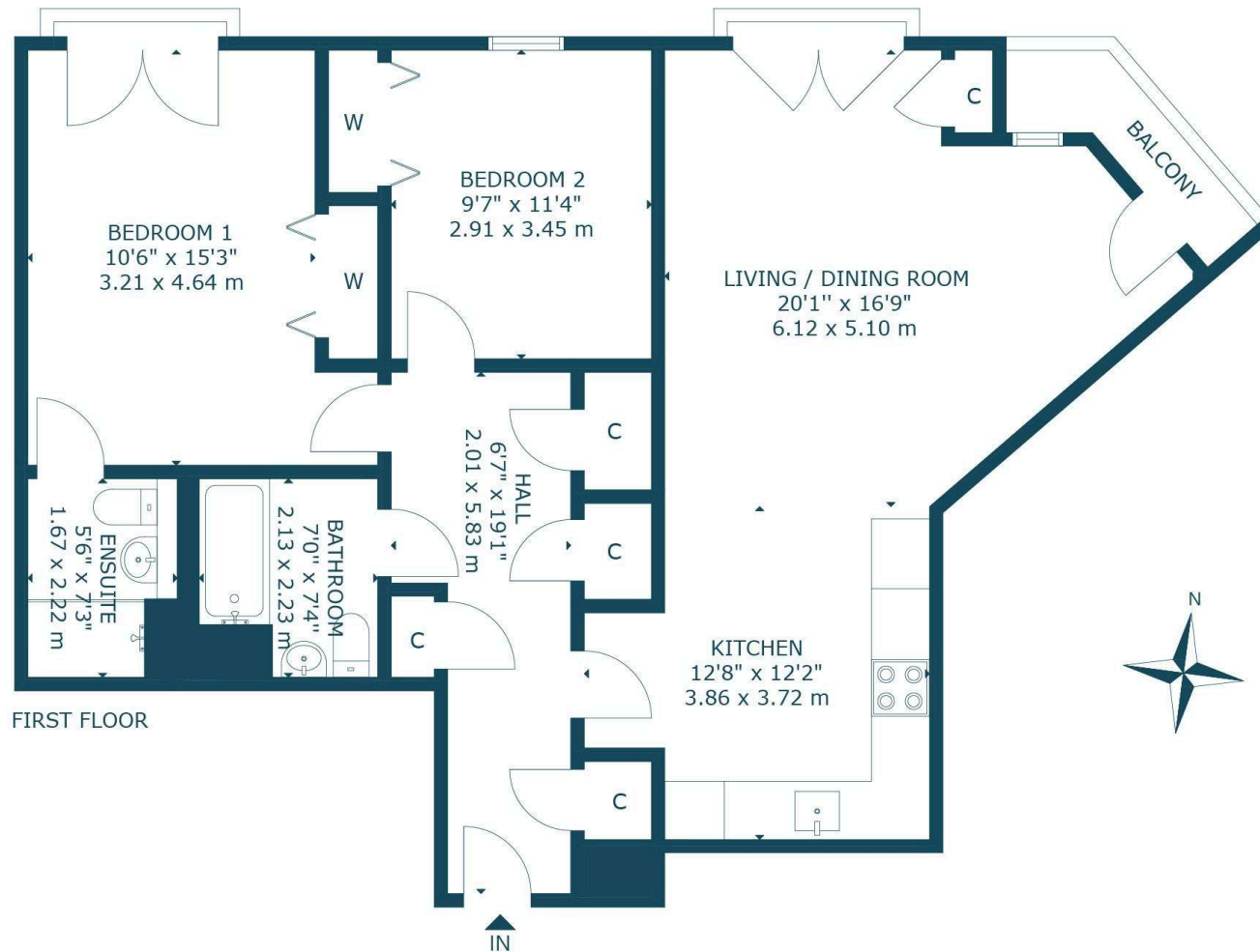
THE LOCAL AREA

Approximately two miles north of Edinburgh city centre, this 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 its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, 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 centre offers a range of shopping and leisure facilities including high-street stores, family restaurants, a multi-screen cinema, and a 24-hour gym. The Shore offers great 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.





FLAT 2, 14 GEISSLER DRIVE, LEITH, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 961 SQ FT / 89 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.