



# 15/1 RENNIE'S ISLE

Leith, Edinburgh, EH6 6QB

  
2  
Public Room

  
3  
Bedrooms

  
2  
Bathroom



## 15/1 RENNIE'S ISLE

Enjoying a superb waterside setting on Leith's picturesque Shore, this spacious three-bedroom apartment offers bright, flexible accommodation over two floors with scenic balcony views across the Water of Leith. Set within a modern factored development, the flat features a generous living/dining room, a sitting room, a breakfasting kitchen, and three comfortable bedrooms, including a principal with en-suite shower room. A family bathroom and convenient WC complete the accommodation. While now requiring a degree of cosmetic updating, the property offers excellent potential to personalise, all within walking distance of renowned restaurants, cafés, bars, and excellent transport links into the city centre.







EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Three bedroom ground/first floor flat
- Desirable riverside location on The Shore
- Close to an array of culinary and entertainment options
- Accessed via a secure shared stairwell
- Spacious living/dining room with south-facing balcony
- Breakfasting kitchen
- Three bedrooms (two doubles), principal with en-suite shower room
- Sitting room/4th bedroom with south-facing Juliet balcony
- Modern bathroom with a shower-over-bath
- Modern factored development with resident's parking
- Gas central heating and full double glazing







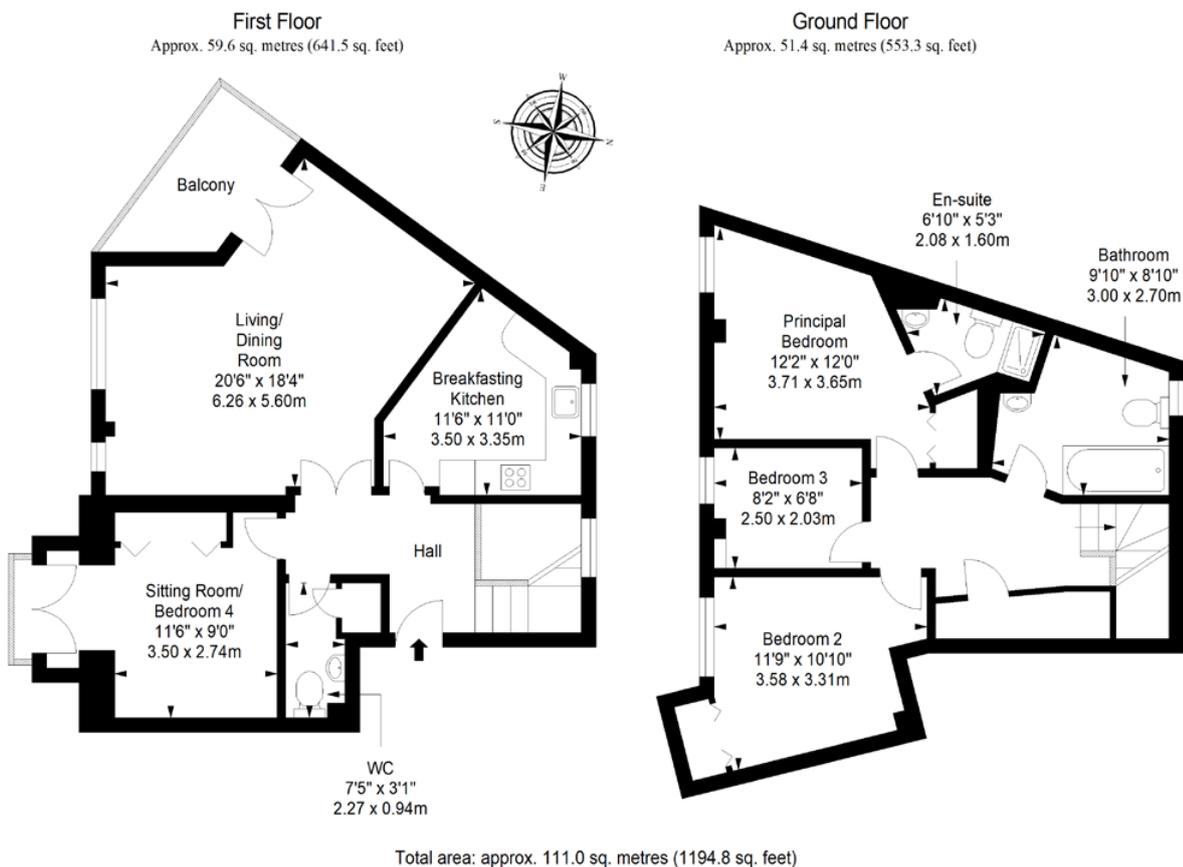
Extras: All fitted floor and window coverings and light fittings are included.

Factor: Trinity Factoring Services Ltd manages the factor at an approximate bi-annual cost of £300.



# THE SHORE

The Shore is a vibrant and cosmopolitan suburb of the city and has in recent years become one of the most sought-after areas in Edinburgh. It offers many bars, cafés, and a wide selection of restaurants (with no less than 3 boasting Michelin Star status), delis and fast food outlets. Arranged around the Water of Leith, The Leith Docks and the Firth of Forth, The Shore is where you'll find Edinburgh's café culture, with outside seating areas ideal for dining alfresco or enjoying late afternoon cocktails while the sun sets over the water. The immediate area also offers a good selection of independent retailers, grocers, a library, galleries, banks and a post office. Ocean Terminal shopping centre is a short walk away and offers a cinema complex, gym and over 50 High Street shops. The area offers a good selection of nursery, primary and secondary schooling and the Leith School of Art is also situated close by. The Shore enjoys excellent 24-hour transport links to the city centre and direct links to the airport with day and night buses. Escaping the day's hustle and bustle, the historic Newhaven Harbour, various parks or the Water of Leith walkway, all make the perfect escape.



[@gilsongrayprop](#) [gilson gray property](#) [gilson gray property](#) [@gilsongrayprop](#)



[rightmove](#) [Zoopla.co.uk](#) [PrimeLocation](#) [espcc](#)

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.