



Flat 21, 67 Giles Street, EDINBURGH, EH6 6DD



Welcome

Welcome to Giles Street, this fabulous duplex one bedroom apartment offers bright and spacious accommodation set over two floors. The property forms part of the 'Academia' school conversion (circa 2003). Located in the heart of The Shore area of Edinburgh, the property is ideally placed to take advantage of the excellent transport links Leith has to offer as well as the wide selection of exceptional bars, restaurants and day to day conveniences. The property is presented to the market in excellent order throughout and further benefits from an allocated parking space.



- Reception hallway.
- Open plan living, dining and kitchen.
- Kitchen equipped with wall and base units along with integrated appliances.
- Double bedroom.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Sash and case windows.
- Allocated parking space.
- This property is factored by James Gibb with an approximate annual fee of £1320-£1440 and is inclusive of the building's insurance. Further information on the factors can be found via <https://jamesgibb.co.uk/>. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Leith

The Shore is a vibrant cosmopolitan area set around the mouth of the Water of Leith offering a unique waterfront setting a short distance from the city centre. There is an extensive choice of quality eateries in nearby Leith including 2 Michelin-starred restaurants and numerous bars and cafes. The Leith Victoria Swimming Centre is nearby and further recreational amenities can be found at Newhaven including sailing and a David Lloyd gym and sports facility, and the green open spaces of Leith Links and Pilrig Park are nearby. The area is also conveniently located for the Scottish Executive building and Edinburgh College. There is an excellent bus service to and from the city centre and a tram service with direct links to the city and Edinburgh Airport.

Extras


The integrated kitchen appliances, blinds and fitted floor coverings are included in the sale. Some of the other contents may be available.



Get in touch

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Property Hub:

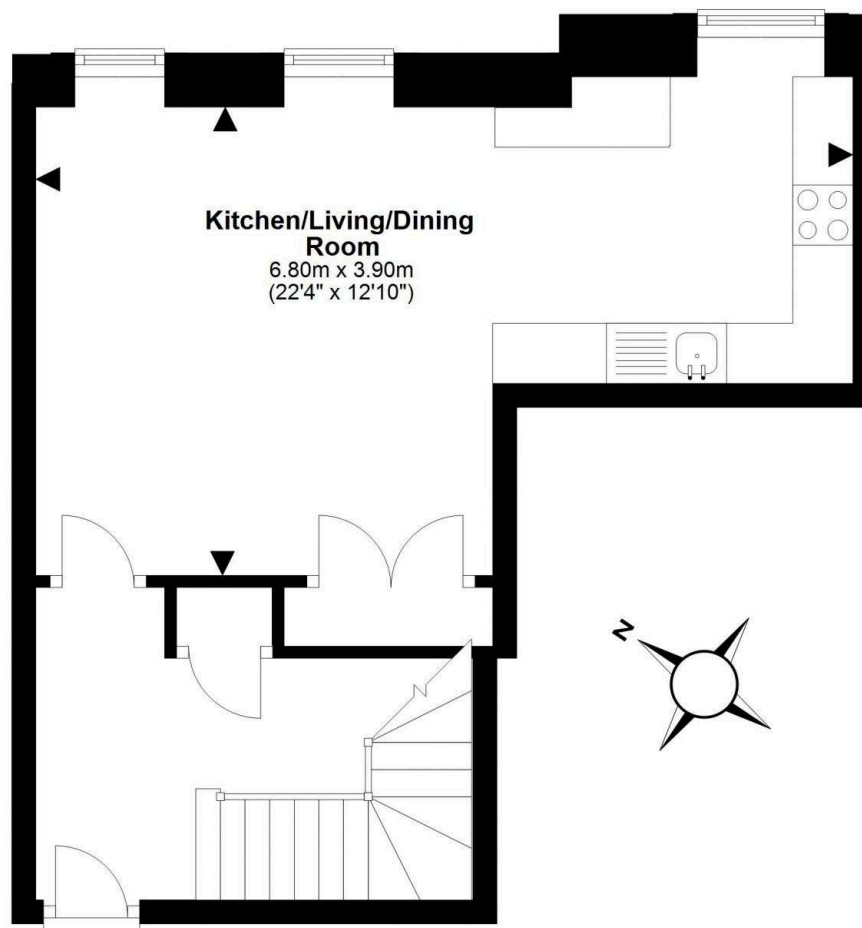
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

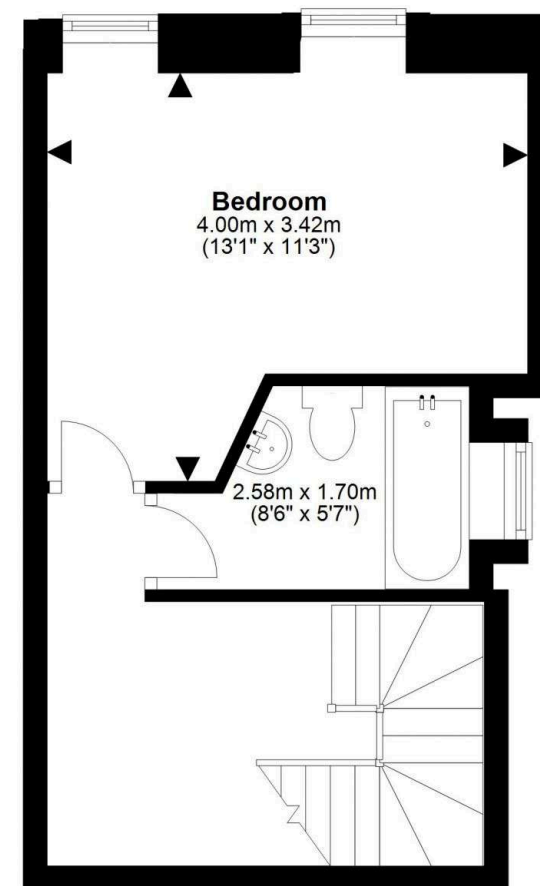
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.