



8/12 Giles Street  
Leith, Edinburgh, EH6 6DA



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**Spacious top floor flat just a stones throw from the vibrant area of The Shore.**

- Open plan sitting room/kitchen
- Principal bedroom with en suite
- 2nd double bedroom
- Bathroom with 3 piece suite
- Views of Calton Hill & Edinburgh Castle
- Secure entryphone system
- Excellent location close to The Shore
- Residents permit parking
- Bright & well proportioned
- Electric heating & double glazing

**Offers Over: £215,000**

**EPC Rating: D**

**Council Tax: D**

**Tenure: Freehold**

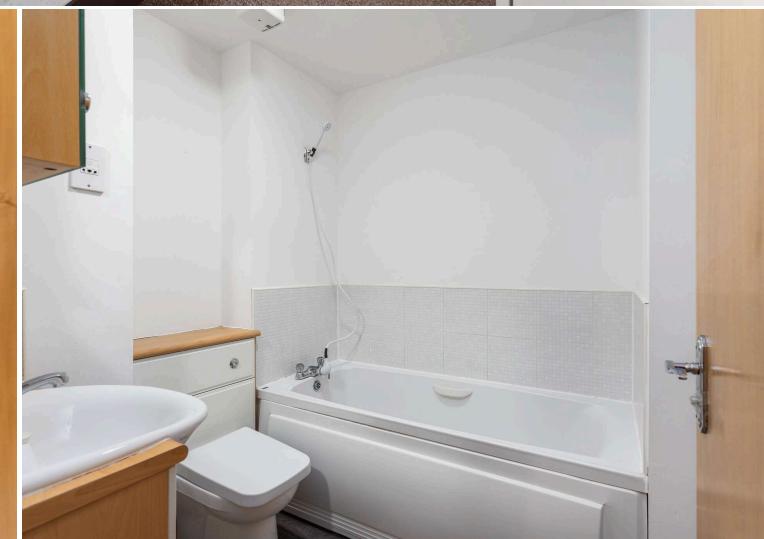
Further information can be found in the home report.

# About the Property

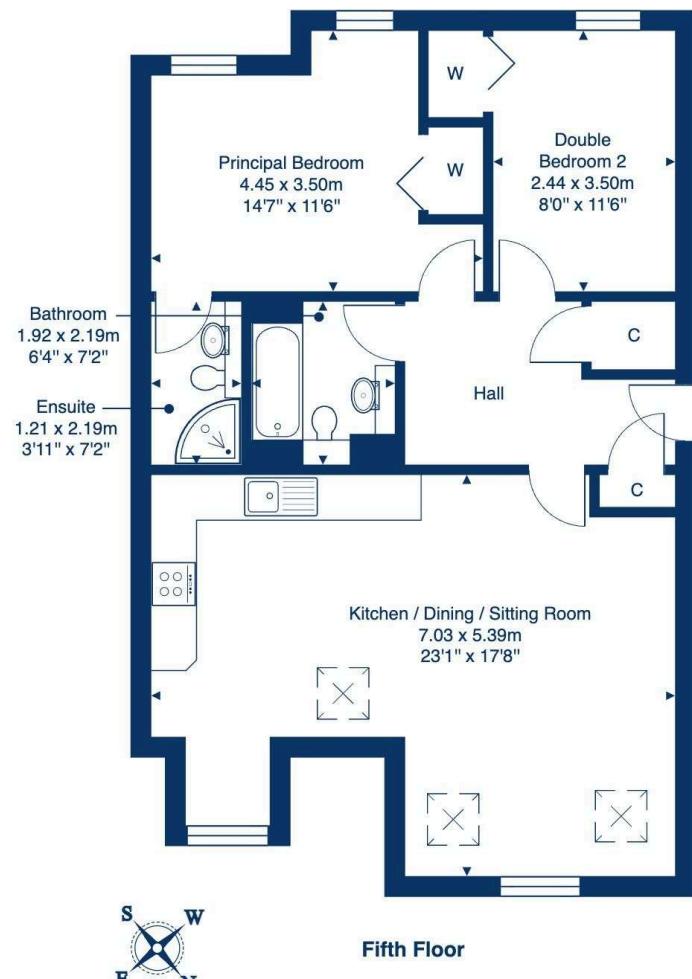
This bright & spacious 2 bedroom top floor flat is situated within a modern development in the heart of Leith and just a stone's throw from the vibrant bars & restaurants at The Shore. The property is bright and well-proportioned throughout with views of Edinburgh Castle & Calton Hill. Further benefits include a secure entryphone system & residents permit parking.

## Management

The development is currently factored by James Gibb at a cost of approximately £350 per quarter. This cost includes, maintenance of the communal spaces, lift maintenance & residents permit parking.



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Total Area: 73.6 m<sup>2</sup> ... 792 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## Location

Leith is a historic and vibrant port district just two miles northeast of the city centre. Known for its lively atmosphere, it offers an eclectic mix of cafés, bars and restaurants. The area incorporates The Shore, a cosmopolitan waterfront with award-winning dining and the Royal Yacht Britannia. Local shopping is plentiful, with further amenities at Ocean Terminal, including high-street stores, family restaurants, a 24-hour gym and a cinema. Residents enjoy nearby green spaces such as Leith Links and Claremont Park, along with indoor sports facilities at Leith Victoria Swim Centre. Excellent tram, bus and road links provide easy access to the city centre, major motorways and Edinburgh Airport.

## Extras

To include all fitted carpets, curtains curtain rails & blinds, integrated washing machine, dishwasher, fridge/freezer, oven & hob.



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