

COULTERS[©]

67/29 GILES STREET

LEITH, EDINBURGH, EH6 6DD

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within the historic former Yardheads School, this exceptional top-floor apartment on Giles Street combines striking architectural character with contemporary style, just moments from the Shore. With high ceilings, expansive windows and a dramatic mezzanine level, the property evokes the feel of a Manhattan-style loft, offering flexible, light-filled living in one of Edinburgh's most sought-after neighbourhoods.

The hallway opens into an impressive open-plan living, dining and kitchen space, bathed in natural light and designed for both everyday living and entertaining. There is generous room for a comfortable seating area and a full dining table, while the recently upgraded kitchen features a sleek peninsular breakfast bar and integrated appliances including a gas hob, electric oven, extractor hood and dishwasher.

KEY FEATURES



Stylish penthouse flat with flexible accommodation.



Two or three bedrooms depending on requirements.



Close to the picturesque Water of Leith.



Allocated private parking.



Located in the vibrant Shore area of Leith.



Independent restaurants, bars, retailers and cafes nearby.



EPC Rating - C



Council Tax Band - E





A sweeping staircase leads to the mezzanine level, a standout feature of the home. Framed by striking patterned steel supports and flooded with light, this versatile space can be used as an additional lounge, a double bedroom or an inspiring home-working area.

The main double bedroom is bright and spacious, benefiting from fitted wardrobes, attic storage and ample floor space. A further bedroom offers flexibility as a guest room or study with storage and a large window filling the room with natural light. The stylishly refurbished bathroom features a bath with rainfall shower, WC and wash hand basin.

The property also benefits from combi gas central heating, a secure entry phone system and an allocated parking space within gated residents' parking.





THE LOCAL AREA

Approximately two miles from Edinburgh city centre, The Shore offers a unique village-like atmosphere, renowned for its cobbled streets, waterfront setting and outstanding food and drink scene, including several Michelin-starred restaurants. Leith Market, held every Saturday, showcases local produce and street food, while Ocean Terminal provides shopping, dining, a cinema and a 24-hour gym.

Excellent public transport links are close at hand, with the tram stop less than five-minutes away.

A rare opportunity to acquire a truly distinctive home in a prime location, combining character, style and convenience.

EXTRAS

All fitted floor coverings, light fittings and integrated kitchen appliances are included in the sale.



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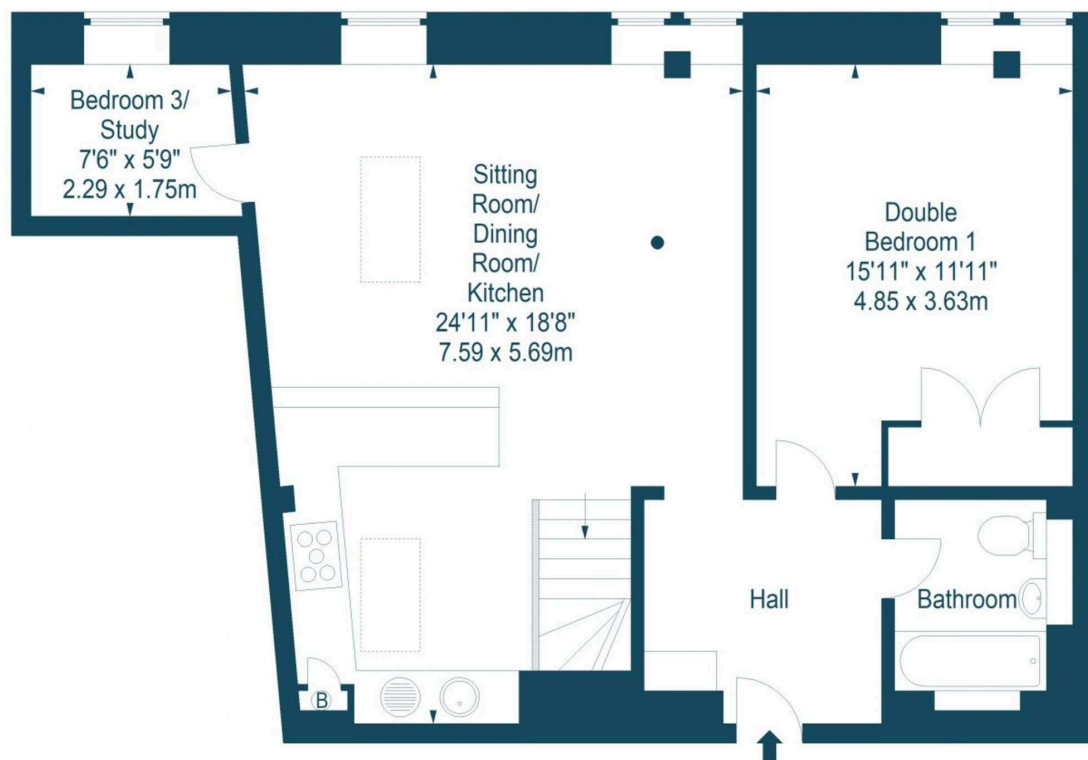
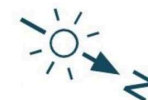
HOME REPORT VALUATION: £285,000



Giles Street,
Edinburgh,
Midlothian, EH6 6DD



Approx. Gross Internal Area
1083 Sq Ft - 100.61 Sq M
For identification only. Not to scale.
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Third Floor



Mezzanine

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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.