



GILSON GRAY

LAW • PROPERTY • FINANCE



47/1 GILES STREET

Leith, Edinburgh, EH6 6DS



1

Public Room



2

Bedrooms



1

Bathroom



47/1 GILES STREET

Conveniently located on the ground floor of an established Leith development, this two-bedroom flat benefits from a connected reception room and kitchen, a shower room, and generous storage, while also offering scope for updating and modernisation—particularly appealing to first-time buyers or investors. Further highlights include private and shared gardens, controlled street parking, and close proximity to a wide range of amenities, from fashionable bars and eateries to excellent shopping and transport links by bus and tram. Local green and waterfront spaces add further appeal to the prime city address.







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RATING

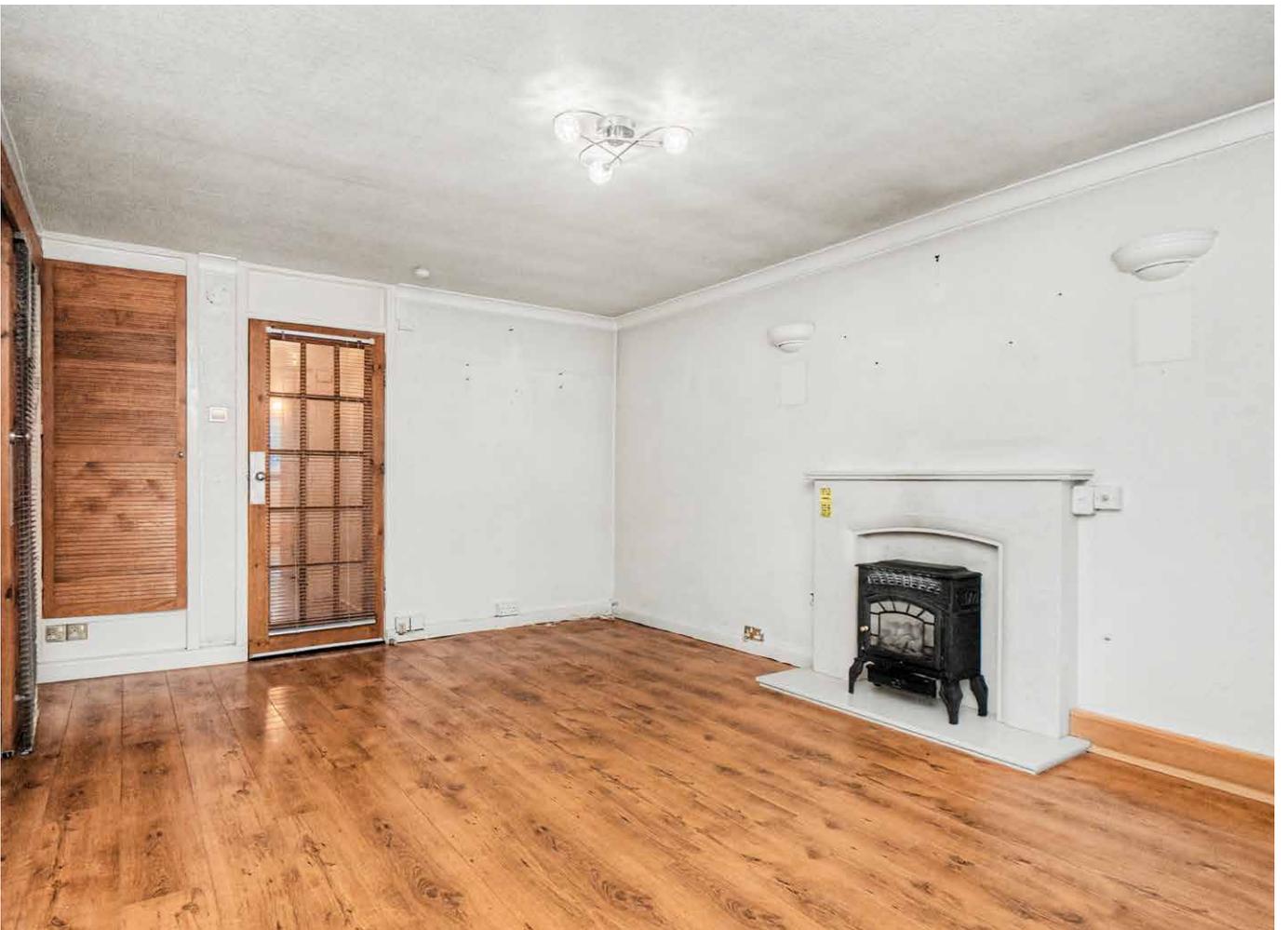
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COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Prime city address in the Leith Conservation Area
- Ground-floor flat with scope for upgrades and modernisation
- Communal vestibule and secure entry system
- Entrance hall
- Light-filled living/dining room
- Bright kitchen connected to the reception room
- Two double bedrooms
- Shower room
- Abundant built-in storage
- Private enclosed garden and communal green
- Controlled street parking (Zone N8)
- Gas central heating and double glazing







Extras: The property is sold as seen.

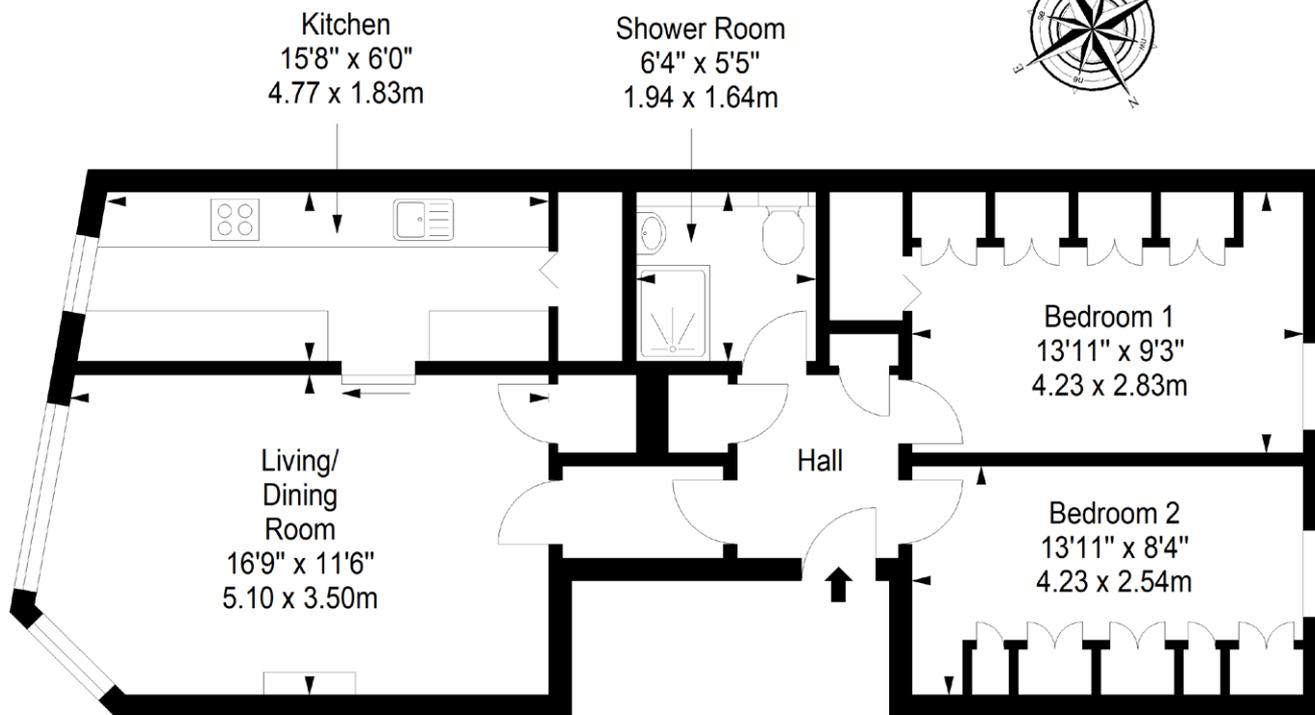
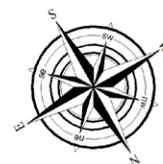


LEITH, EDINBURGH

The area of Leith is a hub of lively eating and socialising spots and is jam-packed with great restaurants, traditional pubs and modern-style bars. The area also boasts a rich creative culture and is home to the annual Leith festival. The area offers various food stores, a variety of retail outlets, a Post Office and banks. Ocean Terminal shopping centre is nearby, boasting over 50 high street shops, a multi-screen cinema and a gym. The surrounding area offers great outdoor pursuits, with Pilrig Park nearby, a leisurely stroll or cycle along the beautiful Water of Leith walkway, and the expansive open green space of Leith Links. For fitness enthusiasts, Leith Victoria swim centre is nearby and offers a swimming pool, fitness classes and a gym. The catchment area offers schools at both primary and secondary levels, with Lorne Primary School a short walk away and Leith Academy nearby. Leith Walk has an excellent 24-hour transport system to the city centre and direct links to the airport with both day and night buses.

Ground Floor

Approx. 67.6 sq. metres (727.6 sq. feet)



Total area: approx. 67.6 sq. metres (727.6 sq. feet)

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