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6/9 Giles Street

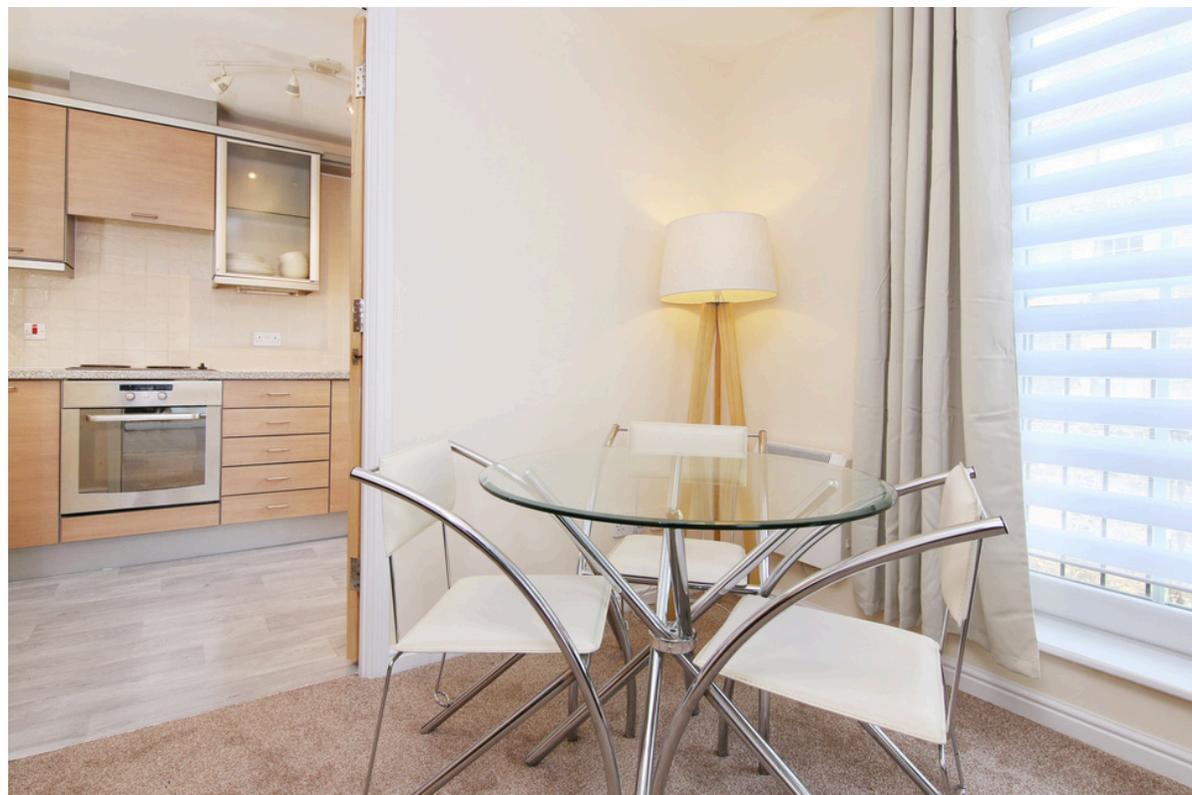
The 'Shore', Leith, Edinburgh EH6 6DA

6/9 Giles Street

Forming part of a modern block, this beautifully presented two bedroom, second floor apartment is located a stones throw from the Water of Leith at the popular 'Shore'. The vibrant Shore area is a sought-after destination for it's history, as well as it's bar and cafe culture, including renowned Michelin star restaurants.

Access is via secure entry phone system with lift/stair access. On entering you are greeted by a generous hallway, with ample storage, including a large cupboard. Continuing through, you'll discover an airy living room that enjoys a corner position. Bathed in natural light, this space is perfect for entertaining, with dual-aspect full-height glazing with 'juliet' balconies. The social aspect continues with a convenient adjacent kitchen, designed for both functionality and style.

This appealing apartment accommodates two comfortable bedrooms; both with built-in wardrobes, with the master bedroom featuring an en-suite shower room. Finally, a stylish bathroom, completes the accommodation.



Property Summary

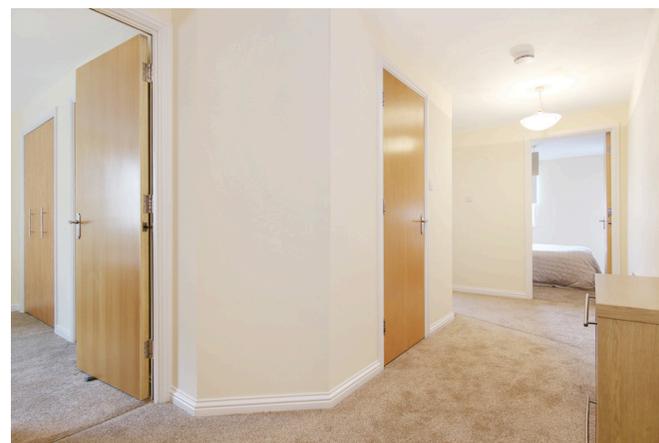
- In the heart of the 'Shore' district
- Modern second floor apartment
- Spacious living room
- Stylish fitted kitchen
- Master bedroom with en-suite shower room
- Further double bedroom
- Three-piece bathroom
- Resident parking to rear
- EPC Rating - C | Council Tax Band - C

Home Report Value - £240,000





Second floor
apartment,
a stones throw
from
the 'Shore'





Parking: A residents parking area to rear. Plus ample on-street metered and Zone N6 permit parking

The development is maintained by James Gibb; an approx. fee of £300 a quarter; covers maintaining and cleaning the communal areas, maintaining the grounds, any general repairs and block buildings insurance.

Extras: fitted floors, light fittings, curtains, blinds, and all kitchen appliances, to be included in the sale.



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dream property!



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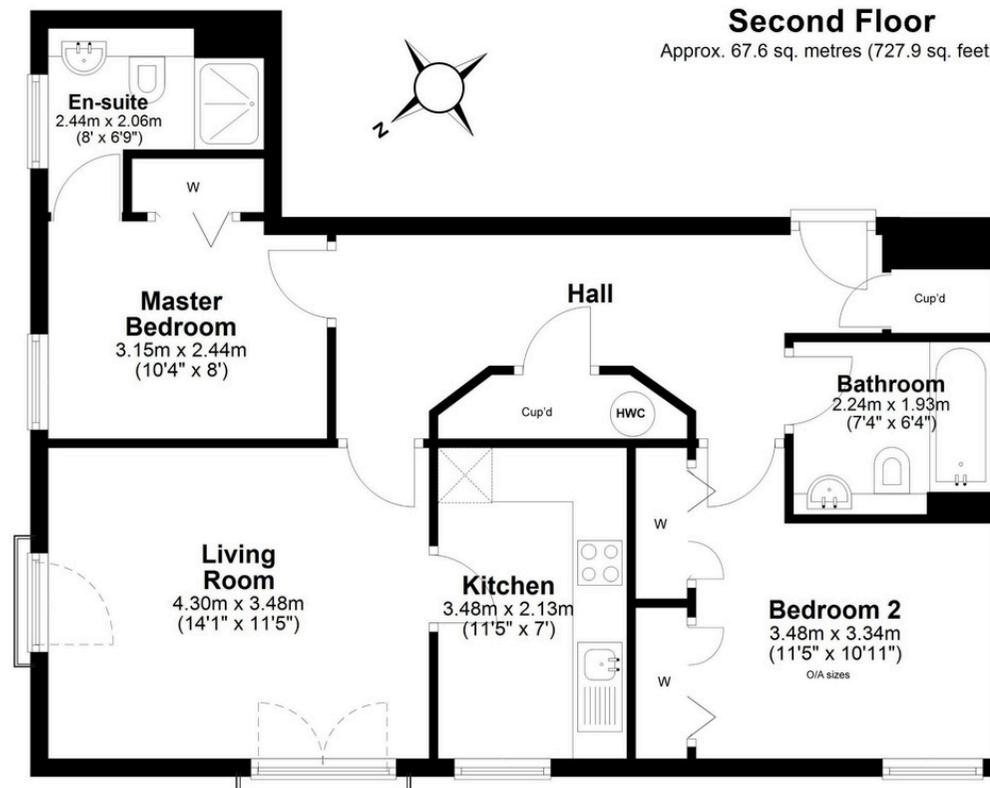
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor
Approx. 67.6 sq. metres (727.9 sq. feet)



Location



WATER OF LEITH AT THE 'SHORE'

Giles Street is situated in the vibrant Shore area of Leith, in the historic port of Leith. A wealth of bars, cafes and Michelin starred restaurants, line the Water of Leith. Nearby is the Ocean Terminal Shopping Centre, offering high street shopping and includes a Pure Gym, Vue Cinema and moored alongside is the famous Royal Yacht Britannia and the Scottish Office. The wide open park of Leith Links, is nearby and a great social hub with local football clubs, children's playground, tennis courts and bowling greens. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness centre. The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. An excellent number of regular bus routes and the trams, service the area, with the trams taking you through the city centre and then west to the Gyle Business Park and Edinburgh airport.