



55/4 Giles Street

Leith, Edinburgh, EH6 6TR



Property Summary

Situated in the heart of Leith, this three-bedroom first-floor flat has a sought-after location in the capital. It is within easy reach of fantastic amenities and is just a short walk from a wide range of popular restaurants, bars, and cafes, including those at The Shore and Leith Walk. The flat itself is bright and airy, enjoying spacious rooms that are lightly decorated. It further benefits from good built-in storage and a large shared garden that is neatly kept. It is an ideal home for a wide variety of buyers and lifestyles.

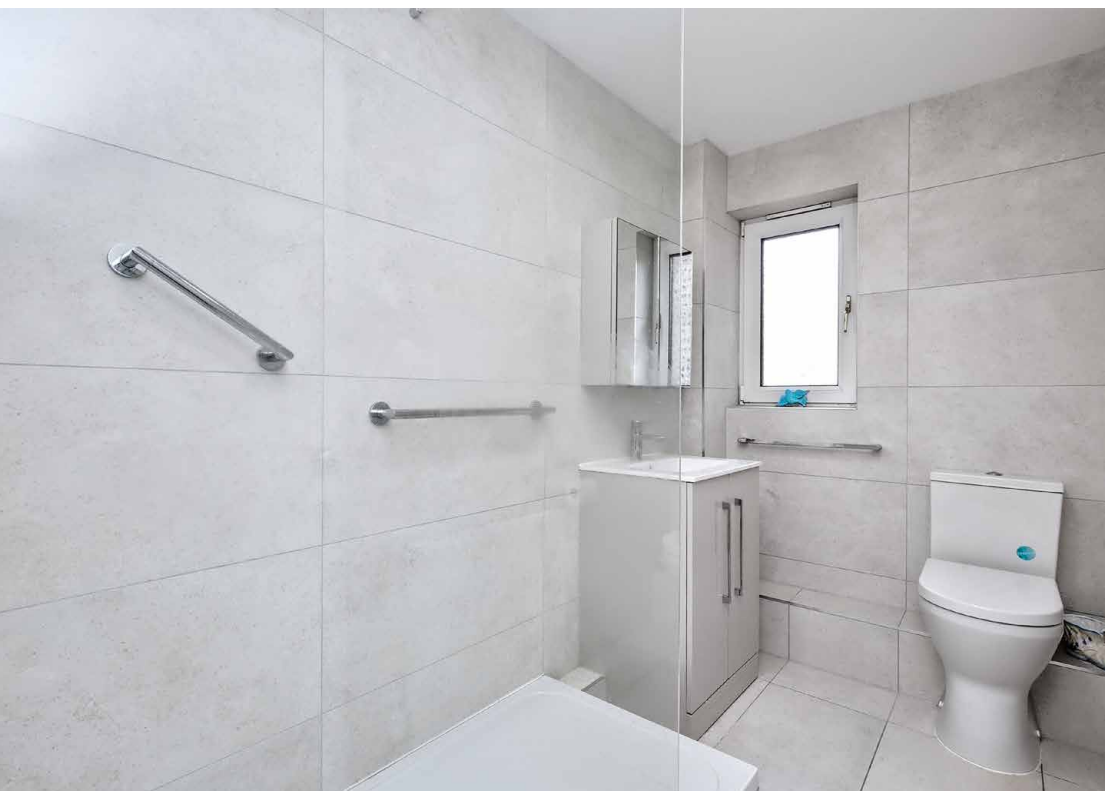
Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.



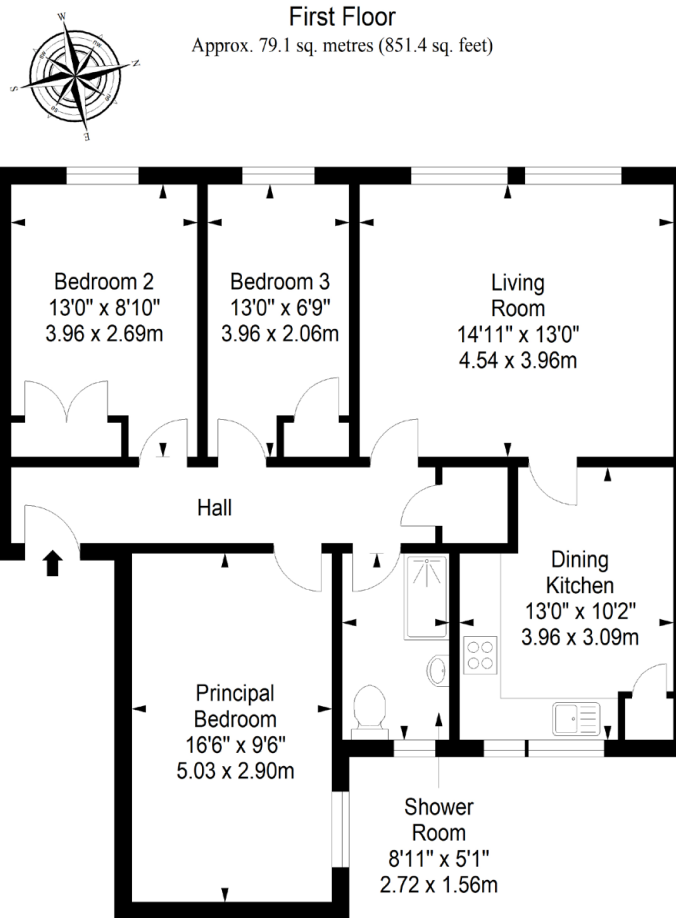
Property Features

- A charming first-floor flat
- Set in the Leith conservation area
- Nearby bus and tram links
- Lightly decorated interiors
- Welcoming entrance hall with storage
- Living room that is bright and spacious
- Well-appointed dining kitchen
- Three bedrooms (two with built-in storage)
- Modern three-piece shower room
- Well-maintained communal garden
- Residents' parking
- Gas central heating and double glazing
- EPC Rating - C





Floorplan



Total area: approx. 79.1 sq. metres (851.4 sq. feet)

All Enquiries to our Property Department:

01506 815832 | afton.henderson@sneddons-ssc.co.uk | www.sneddonmorrison.co.uk

14 East Main Street, Whitburn, West Lothian EH47 0RB

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106