



Deans Properties

Deans Solicitors and Estate Agents LLP



**8/1 Giles Street
Leith, EH6 6DA**



GROUND FLOOR FLAT

- Living Room
- Kitchen
- Two Bedrooms
- Shower Room
- Shared Garden Grounds
- Residents' Parking
- Double Glazing
- EPC Rating - D



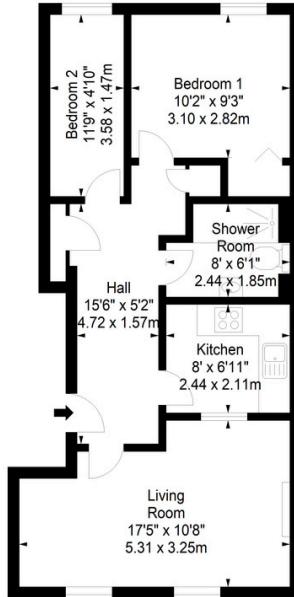
This tastefully decorated ground floor flat, is located within the high amenity area of Leith, to the east of Edinburgh. The property is within walking distance of an abundance of shops, bars and restaurants, the vibrant Shore area and close to the City Centre. The location benefits from excellent public transport links including a tram stop close by for an easy commute. The accommodation comprises; welcoming large hallway, light and airy living/dining room with feature fireplace, kitchen, shower room and two bedrooms with principal bedroom offering fitted wardrobes. The property benefits from electric heating and double glazing. There are neatly maintained shared garden grounds and resident's car park with two permits. Included in the sale are fitted carpet and floor coverings, blinds, electric fireplace, oven, hob, hood, fridge-freezer, washing machine and light shades. All appliances included above are sold as seen with no warranty provided.



Giles Street,
Edinburgh,
Midlothian, EH6 6DA



Approx. Gross Internal Area
565 Sq Ft - 52.49 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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