



27 Gilroy Road,
Leith, Edinburgh,
EH6 6AR



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Property Summary

Enjoying a desirable dockside setting with tranquil water views from its south-facing balcony, this contemporary double-upper villa lies a stone's throw from shopping centre amenities and tram links to the city centre and airport.

The stylish understated interiors offer upside-down living, featuring a wonderfully sunny open-plan reception room and integrated kitchen with access to the balcony and a utility room with a WC, and, on the ground floor, three bedrooms, good storage, and a bathroom. There is also a partially floored attic with Ramsay ladder access for extra storage. The exclusive property benefits from access to a communal garden and residents' parking.

Please contact us for more information:

0131 555 7055 | property@watermans.co.uk | www.watermans.co.uk



Features

- Well-connected dockside location
- Stylish main-door double-upper villa
- Entrance hall with good storage
- Utility room and WC
- Bright open-plan living/dining room and integrated kitchen
- Three bedrooms (two with storage)
- Bathroom with shower-over-bath
- Attic for extra storage
- Private south-facing balcony
- Communal garden
- Residents' parking
- Gas central heating and double glazing







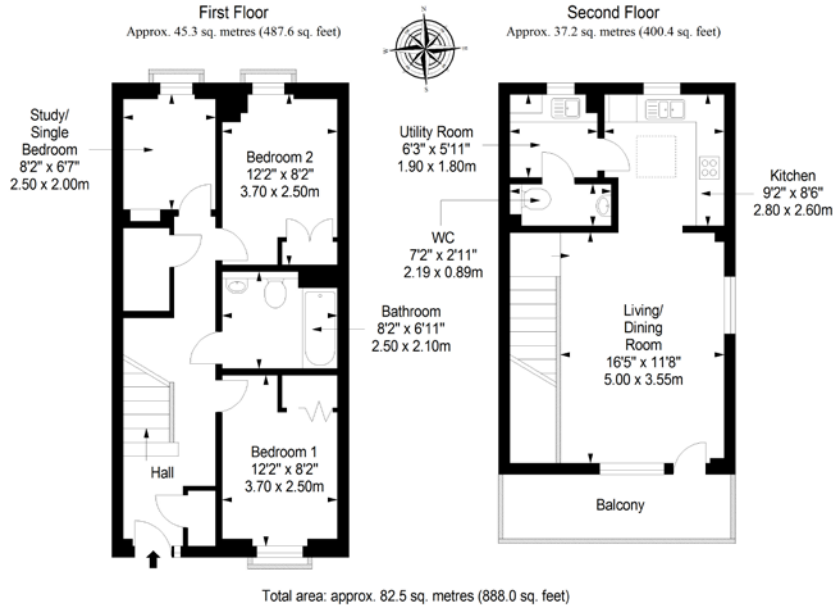
“Stylish double-upper villa in a well-connected dockside location with bright open-plan living room and three bedrooms”







Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
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Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
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ēspc rightmove Zoopla.co.uk

EPC Rating - B | Council Tax band - E | Home Report value - £350,000

Extras: All fitted floor and window coverings and light fittings are included.

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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.