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The Shore, Leith
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Property Summary

Set on the first and second floors, this main-door double-upper apartment is a beautiful modern residence with stylish interior design throughout. The three-bedroom home features a high-specification kitchen and shower room, as well as a WC and excellent storage. It also boasts a private balcony with a suntrap, southwest-facing aspect. Part of a sought-after quayside development, the property further benefits from a highly desirable setting in Leith just a stroll from the award-winning restaurants, bus and tram links, and superb amenities of The Shore.



Features

- A modern double-upper apartment
- Part of a sought-after quayside development
- Stylish interior design throughout
- Stairs leading up to the private front door
- Welcoming entrance hall with built-in storage
- Spacious living/dining room with private balcony
- Shaker-inspired kitchen with granite worktops
- Separate utility room with an adjacent WC
- Three bedrooms (two with built-in wardrobes)
- Contemporary three-piece shower room
- Private attic for additional storage
- Well-maintained communal garden grounds
- Unreserved residents' parking
- Gas central heating and double glazing
- Solar-panelled roof to the southwest-facing front





Spacious living/dining room with private balcony

Reached via a flight of stairs, the home's private front door opens to a hall with built-in storage. Up on the second floor, the living/dining room has spacious dimensions, finished with an olive and wood-panelled accent wall alongside a neutral backdrop and an Amtico floor – highly effective styling. The room also extends outwards onto the balcony, offering lovely views of Victoria Quay, and it affords access to an attic for further storage. Openly extending from the living area (and creating a dual aspect), the kitchen has a Shaker-inspired design and a monochrome colour palette. It is fitted with white cabinets and downlit granite worksurfaces, streamlined with integrated appliances (ceramic hob, raised oven, fridge/freezer, dishwasher, and washing machine). A utility room supplements the kitchen, providing access to a WC.



“Shaker-inspired kitchen
with granite worktops and a
separate utility room”







Three bedrooms (two with built-in wardrobes) and a contemporary three-piece shower room

Meanwhile, the three bedrooms are on the first floor, along with a contemporary shower room equipped with a double walk-in shower enclosure. The principal bedroom is a well-proportioned double with stylish wallpaper, soft carpeting, and a built-in wardrobe. Bedroom two (also with a built-in wardrobe) is presented with low-maintenance flooring and neutral décor. Highlighting the home's flexibility, it is currently used as a sitting area and gym. The third bedroom, on the other hand, is used as a nursery, yet it could work equally well as an office. All three bedrooms have glazed doors to a Juliet balcony as well. The property has gas central heating, double glazing, and a solar-panelled roof.





Well-maintained communal garden

Externally, the apartment is a stone's throw from the idyllic Victoria Quay waterfront, as well as Leith's dock and basin – inspiring backdrops to call home. There are also well-maintained communal garden grounds and unreserved residents' parking as well.

Factor: the development is factored by Ross and Liddell for a small fee that varies approximately every three months. The cost covers the upkeep and maintenance of the communal garden grounds.



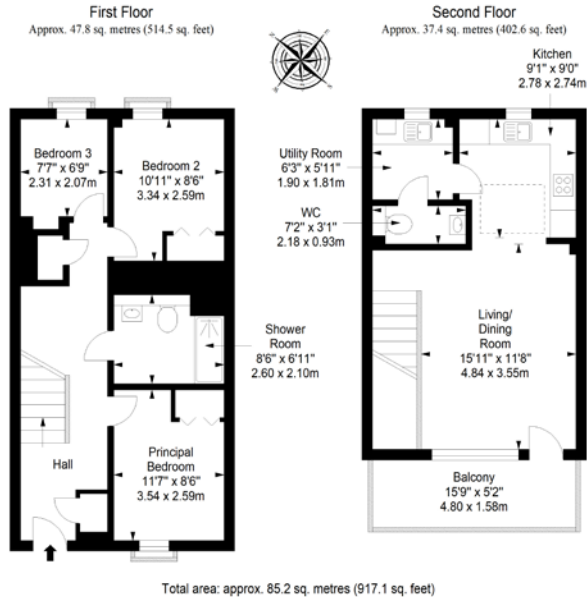


The Shore, Leith

Approximately two miles north of Edinburgh city centre, this vibrant suburb was once a thriving port at the heart of the capital's maritime industry. Like much of Edinburgh's northern seaboard, The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital, recently voted as one of the best places to live by The Times in 2019. Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city. The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food. The Shore is served by an excellent range of local services and amenities, particularly in the bustling shopping area around the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities, including a variety of high-street stores, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Shore is within the catchment area for well-regarded primary and secondary schools and enjoys fantastic public transport links into the city centre, including a nearby tramline to the airport. It also provides swift and easy access to the Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.



Floorplan



EPC Rating - C | Council tax band - E | Home report Value - £360,000

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



Price & Viewings

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

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