








Fixed Price

£285,000

2-3 Giles Street

Leith | Edinburgh | EH6 6DJ

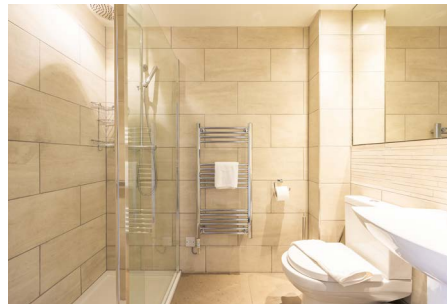
A generously proportioned and tastefully presented first floor flat, forming part of an impressive A listed historic building and enjoying a superb high amenity location in Edinburgh's vibrant Leith area. Boasting highly flexible accommodation and superb transport links to the city, the property would make an ideal investment or first home.

-  2 bedrooms
-  2 public room
-  2 bathrooms
-  Off-street permit parking
-  EPC rating – E
-  Council tax band- D



Description

The property is accessed via secure entry and briefly comprises: extensive hallway with built-in storage, comfortable reception room with laminate flooring, coving to ceiling and doors opening out to a Juliet balcony, south facing dining room with ample space for a family sized table and chairs, open plan to the kitchen which has been fitted with a variety of base and wall mounted units, with contrasting wipe-clean worktops, tiling to splash areas, and an assortment of built-in appliances, generously sized principal bedroom with built-in storage and attractive en-suite shower room with walk-in drench shower, second double bedroom, and stylish contemporary shower room with sleek two piece white suite, and double walk-in shower enclosure.



Extras

All blinds, curtains, fixtures, fittings, white goods and integrated appliances are included. Please note items of furniture may be available via separate negotiation.

Parking and Factor

There is a private residents' courtyard and parking and parking permits are applied for annually. The common areas are factored by Trinity Factors as a cost of approximately £3,360 per annum and this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).



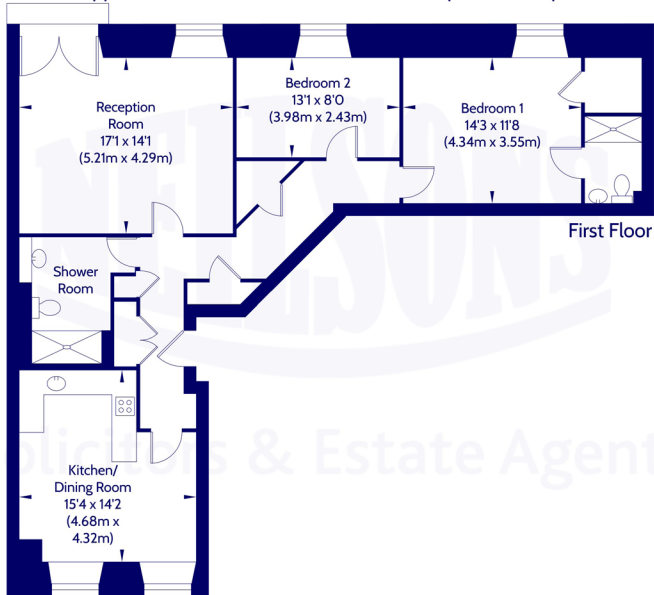


Location

The property is located in the sought-after Leith district of Edinburgh, close to the City Centre and within proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are also a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.



Approx. Gross Internal Floor Area 100.04 Sq M / 1077 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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