



Solicitors & Estate Agents



Offers Over

£190,000

8/5 Giles Street

Leith | Edinburgh | EH6 6DA

Located in the heart of Leith, one of Edinburgh's most vibrant and sought-after areas, this two bedroom second floor flat forms part of a modern development, offering bright accommodation complemented by residents' parking. Freshly painted throughout, the property enjoys a superb location close to an excellent range of cafés, restaurants, bars, and independent shops, as well as convenient transport links, including The Shore tram stop, making it an appealing choice for first-time buyers, professionals, or buy-to-let investors.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Lift
-  Communal garden grounds
-  Residents parking
-  EPC rating – C
-  Council tax band - C



Description

In move in condition and accessed via the communal stair or lift, the accommodation briefly comprises; entrance hallway with entryphone system and storage, lounge/ dining room with two full length windows with Juliet balconies, allowing natural light to flood the room, fitted kitchen with a range of wall and base units with co-ordinated worktops and splashback tiling, double bedroom with a built in wardrobe, second bedroom which would make an ideal home office/study, and a partially tiled bathroom with a white suite, heated towel rail and shower over the bath. The property further benefits from electric heating and double glazing.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Included in the sale will be the electric oven and hob, fridge/freezer, and washer/dryer (no warranties are given in respect of the foregoing appliances).

Gardens and Parking

Well maintained communal garden grounds surround the development and the property has the convenience of two parking permits within the resident's car park.

Factoring

The communal areas and garden grounds are maintained by James Gibb at a cost of approximately £350 per quarter, and this also includes buildings insurance.

Viewing

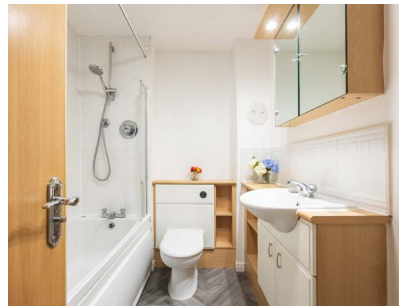
By appointment through Neilsons (0131 625 2222).





Location

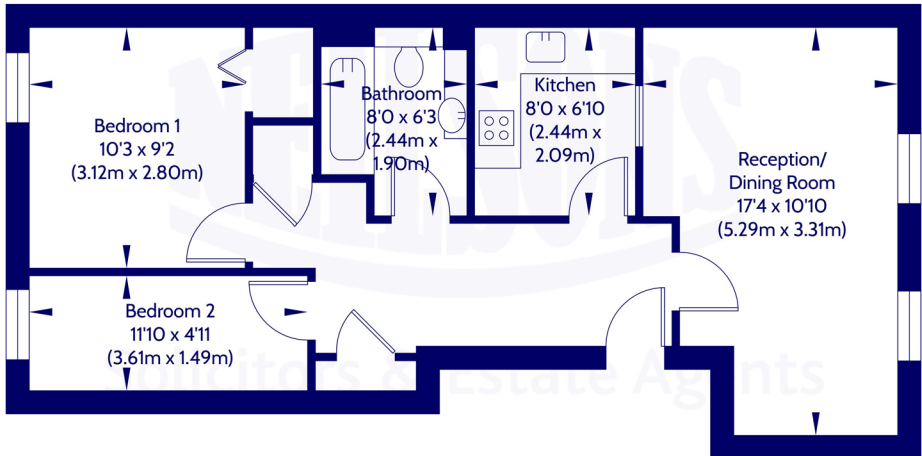
The property is in the vibrant district of Leith which is conveniently situated to the east of Edinburgh's city centre, close to excellent public transport links, including the extended tram network and Waverley train station, plus all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants, including the St James Quarter. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym. 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.





Approx. Gross Internal Floor Area 52 Sq M / 559 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

