



13/4 Rennies Isle

Leith, Edinburgh, EH6 6QB


northwood



Presented in walk-in condition, this two-bedroom second-floor flat offers bright and airy accommodation that is neutrally decorated throughout. It has a quality kitchen and three-piece bathroom, as well as excellent storage and allocated parking. Furthermore, the property forms part of a modern waterside development with a highly desirable location set on the banks of the Water of Leith. To make the most of its picturesque and much sought-after setting, the flat also features a private balcony with captivating waterfront views.

Accessed via a secure telephone-entry system and a convenient lift service, the flat begins with a welcoming entrance hall, supplemented by two built-in cupboards for practicality. Directly ahead is the living/dining room, which continues the hall's neutral palette and hardwood floor, offering new buyers a sought-after blank canvas that is very easy to add your own mark to. The room has a spacious footprint for lounge and dining furniture, and it is bathed in southeasterly light. Furthermore, French doors extend out onto a private (sheltered) balcony that captures lots of sunshine, as well as a magnificent view over the Water of Leith and the historic buildings along its shore.

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- Second-floor flat in walk-in condition
 - Part of a modern waterside development
 - Highly desirable location in Leith
 - Captivating waterfront views
 - Secure entry system and a lift service
 - Welcoming hall with two cupboards
 - Living/dining room with a private balcony
 - Well-appointed kitchen
 - Principal bedroom with Juliet balcony
 - Second double bedroom
 - Built-in wardrobes to both bedrooms
 - Bright bathroom with overhead shower
 - Well-kept communal grounds
 - Allocated residents' parking
 - Gas central heating and double glazing
 - EPC Rating - B





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In the kitchen, there is plentiful worksurface space and a generous range of cabinets, which also provide clever storage solutions for bottles and display items. An oven, gas hob, and extractor hood are integrated into the space, with a freestanding fridge/freezer and a washing machine included as well. The two double bedrooms also continue the neutral decoration, adding soft carpets for underfoot comfort. Both rooms have the advantage of built-in wardrobes too, ensuring ample clothes storage. The principal bedroom further boasts French doors to a Juliet balcony, opening out to those amazing waterfront views. Finally, the bright bathroom is enveloped in tiles and fitted with a white three-piece suite. It is comprised of a toilet, a pedestal washbasin, and a bath with an overhead shower. Gas central heating and double glazing ensure year-round comfort. Outside, the development provides well-kept communal grounds and easy access to the charming waterfront. In addition, it has allocated residents' parking for added convenience.

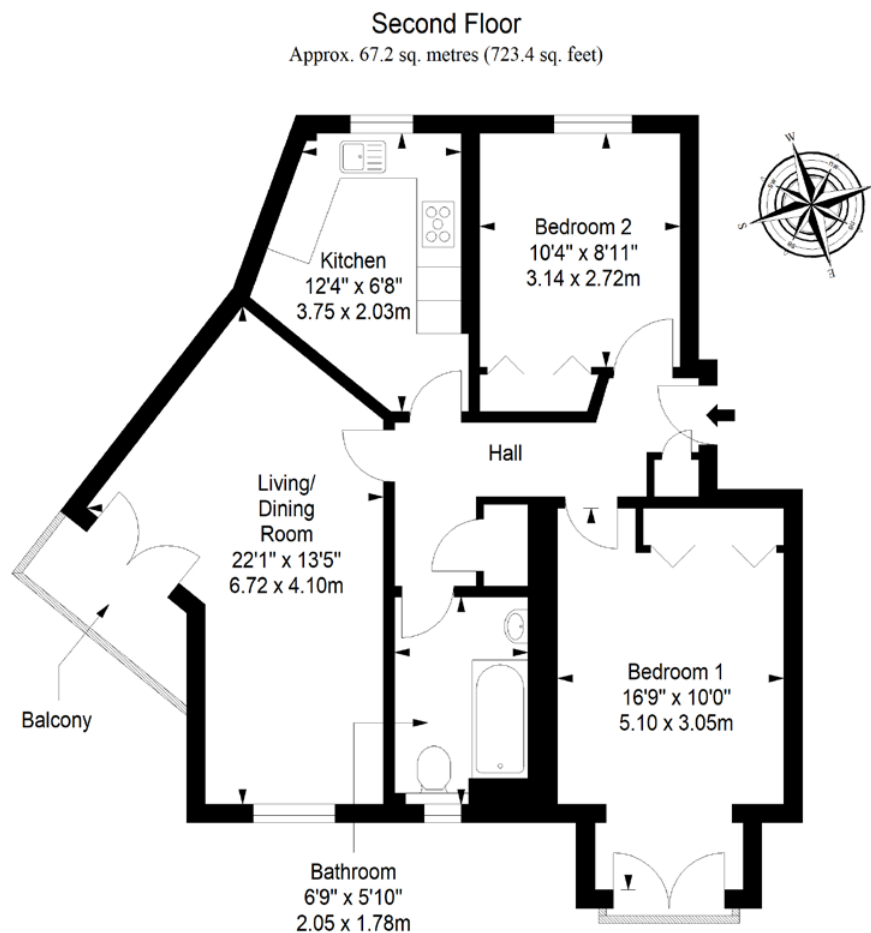
Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, and a washing machine to be included in the sale.

Factor: the development is factored by Trinity Factors for the approximate yearly cost of £1600. This fee covers the upkeep of communal areas, lift maintenance, and block buildings insurance.



Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.

Floorplan



Total area: approx. 67.2 sq. metres (723.4 sq. feet)



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