



5/2 Rennie's Isle

Edinburgh, EH6 6QA



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61sqm

EPC

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AS Anderson
Strathern

5/2 Rennie's Isle

Leith, Edinburgh, EH6 6QA

Located in the vibrant and historic Leith, this well-presented ground floor flat offers comfortable and convenient living within a modern purpose-built residential block.

The accommodation comprises an entrance hall, a bright and spacious living room with space for dining area, a modern kitchen, two well-proportioned bedrooms with ample storage space behind mirrored built-in wardrobes, and a bathroom with shower over bath.

Further benefits include gas central heating, double glazing throughout, access to a shared garden at the rear of the building, an allocated parking space, and a lift.

This attractive home is perfectly suited to first-time buyers, those looking to downsize, or investors seeking a smart opportunity.

Property features

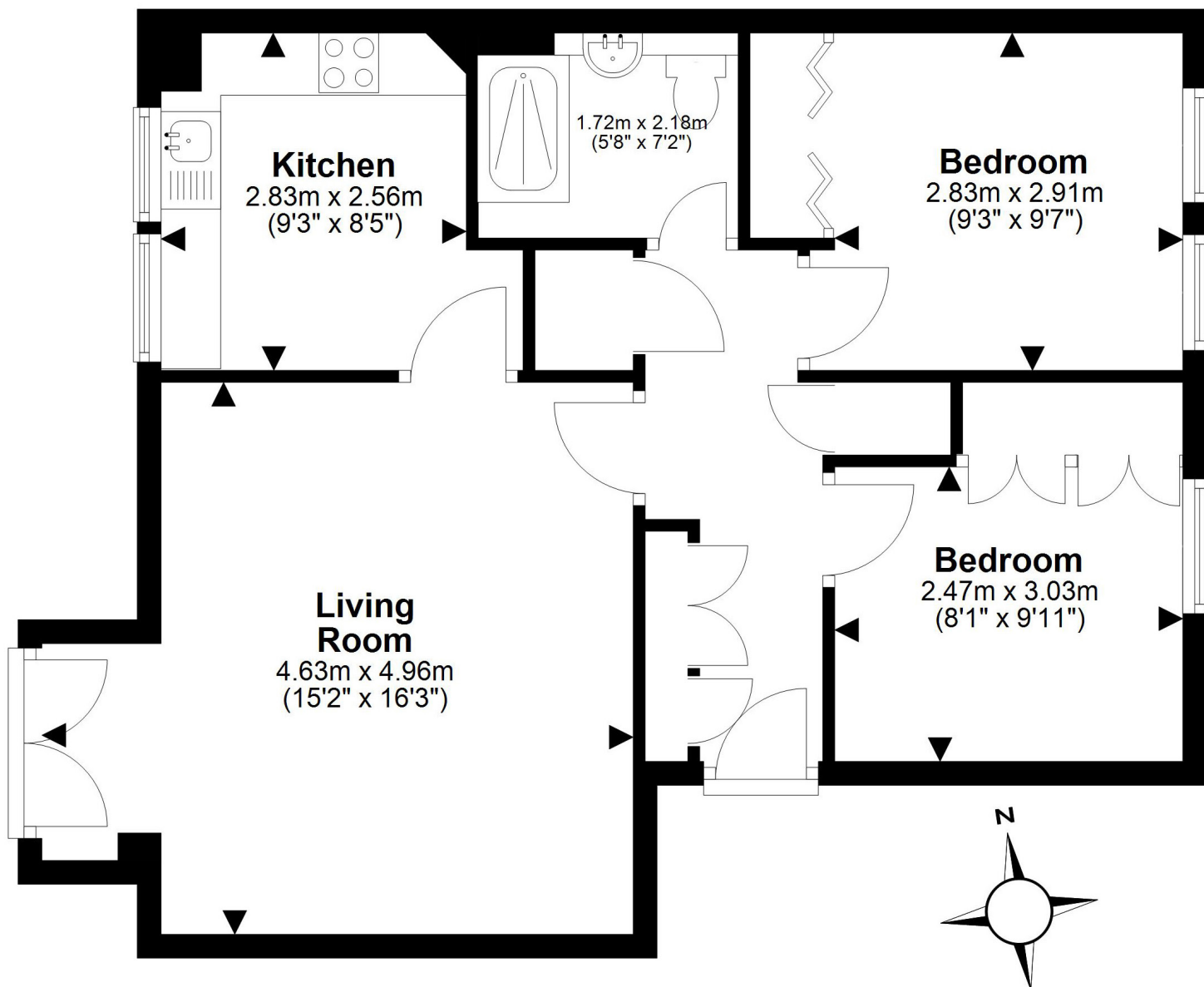
- Desirable location
- Communal garden grounds
- Allocated parking space
- Double glazing
- Gas central heating
- Neutral décor





Location

Leith is a buzzing port district, home to hip creatives and long-time locals. Waterfront seafood bistros and traditional pubs dot the Shore area. It is an area renowned for its ancient architecture and cultural heritage and today it is home to the Scottish Executive and the Royal Yacht Britannia. There are plenty of shopping facilities in the immediate area, further amenities are easily accessible at The Shore and Ocean Terminal which are a short distance away where there is a range of quality restaurants, bars and a multiplex cinema complex. Efficient trams and bus services run to and from the city center and there are good road links to all major motorway networks.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and freestanding appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council tax band E

The building is factored by Trinity Factors. Charges were £1260.68 for the period between 1/11/2024-31/10/2025 which include buildings insurance, stair cleaning, upkeep of common grounds, lift, building management.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
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 receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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