

# 43/5 Giles Street

LEITH, EDINBURGH, EH6 6DS



*TWO-BEDROOM FLAT IN THE EVER-POPULAR SHORE AREA OF EDINBURGH*



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McEwan Fraser Legal is delighted to present this two-bedroom, second-floor flat located in the heart of the vibrant and ever-popular Shore area of Edinburgh. The property enjoys a prime position on Giles Street, surrounded by a fantastic range of local amenities, independent cafes, award-winning restaurants, and excellent transport links, making it ideal for both professionals and first-time buyers.

The living room is bright and airy, with large corner windows that flood the space with natural light throughout the day. It's a fantastic area for relaxing or entertaining.







The kitchen is practical, featuring wooden cupboards that offer plenty of storage space. An integrated oven and gas cooker are complemented by a sleek layout, while a glass wall through to the living room enhances the feeling of space and light, giving the kitchen an open and connected atmosphere.







Both bedrooms are generously sized double rooms, each with large windows that allow for plenty of natural light. One of the bedrooms also benefits from a built-in storage cupboard, adding further practicality to this well-proportioned home.







**Bedroom 2**

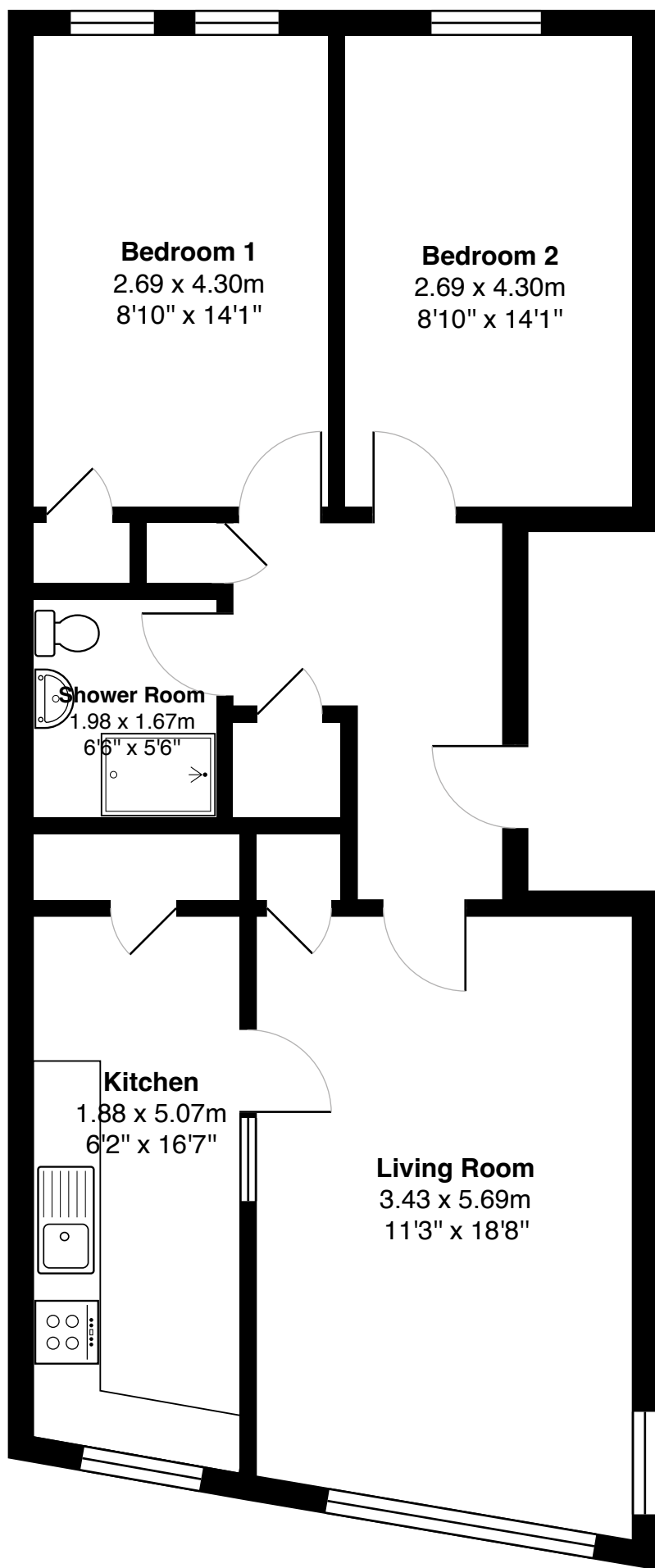






The bathroom has been newly renovated to a high standard, offering a clean, modern feel with contemporary fixtures and fittings. The bathroom is filled with bright and fresh décor.





Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>

EPC Rating: C





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Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

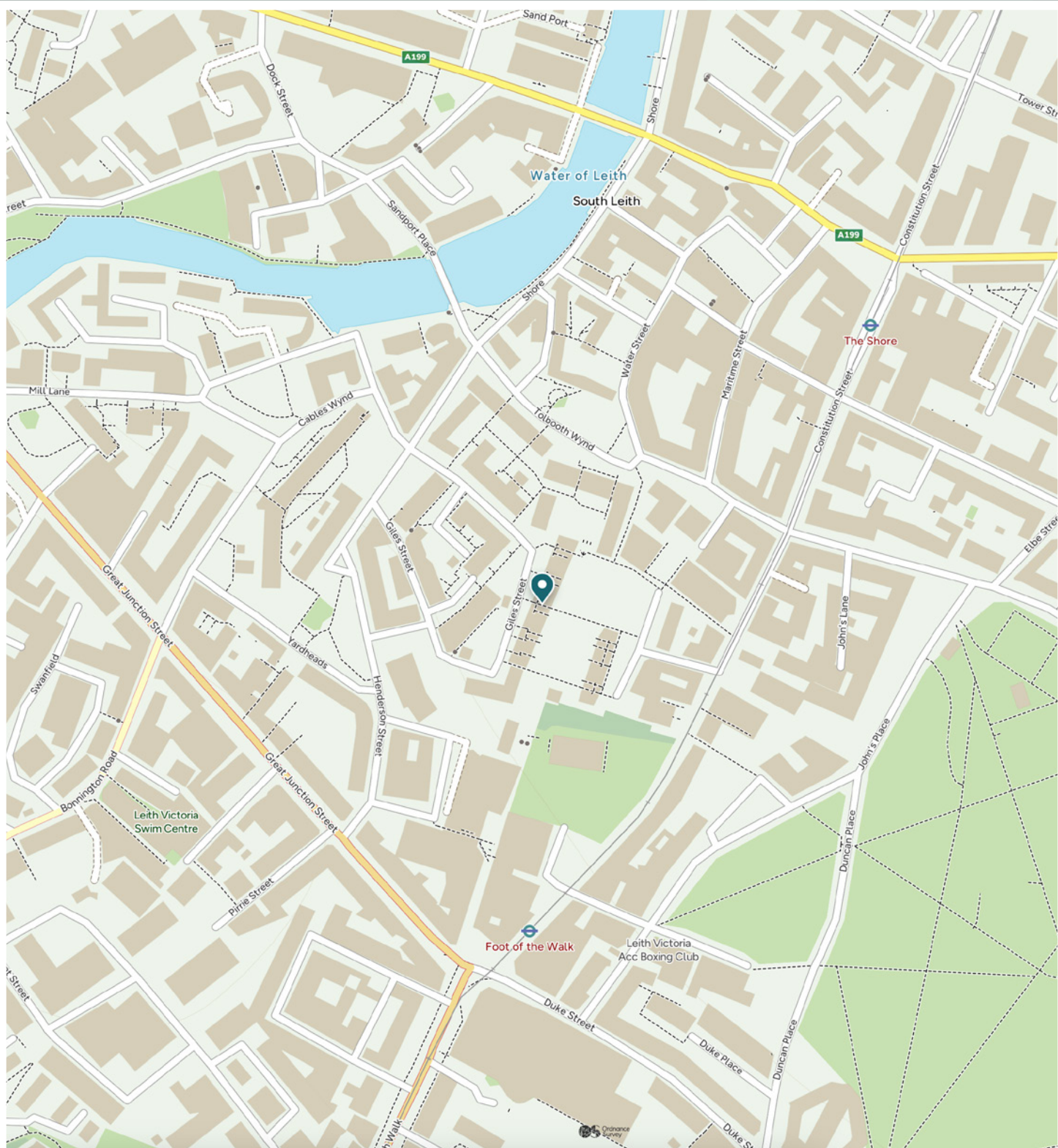
Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

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## The Location





# McEwan Fraser Legal

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