



MCEWAN FRASER LEGAL IS DELIGHTED TO  
PRESENT THIS TWO-BEDROOM TOP-FLOOR  
APARTMENT ON GILES STREET



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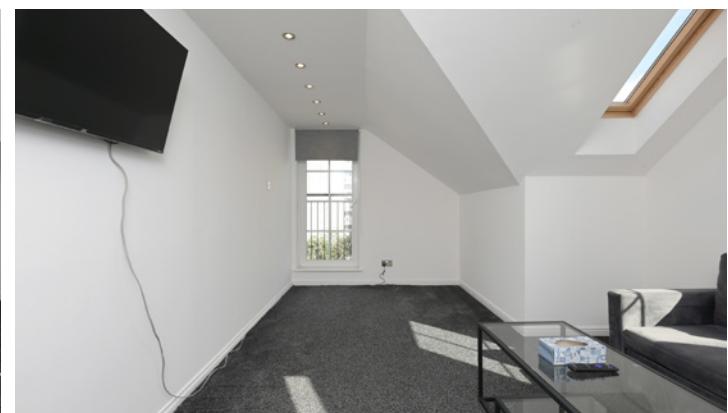
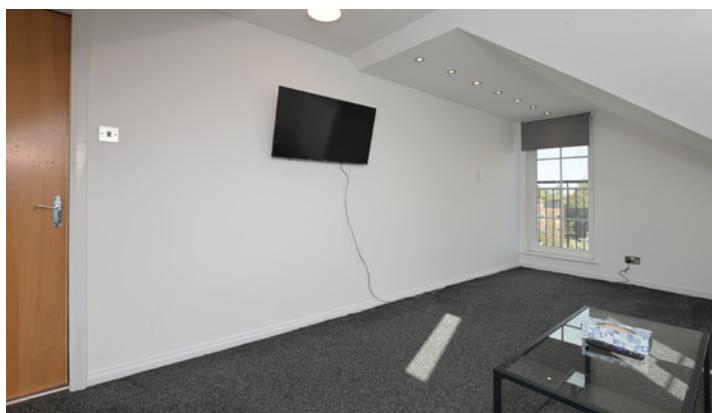
McEwan Fraser Legal is delighted to present this two-bedroom top-floor apartment on Giles Street, Edinburgh. The property is part of a modern development in the heart of Leith and is presented to the market in excellent condition.

Inside, the accommodation includes:

- Bright and spacious dual-aspect living room
- Modern separate fitted kitchen with excellent prep and storage space
- Two generous double bedrooms, both with built-in wardrobes
- En-suite shower room to bedroom one
- Contemporary bathroom with a beautiful free-standing bath
- Welcoming hallway with further storage cupboards

Further benefits include modern electric heating, double glazing, a secure entry system, lift access, communal grounds and residents' permit parking.

## The Property







**Bedroom 1**



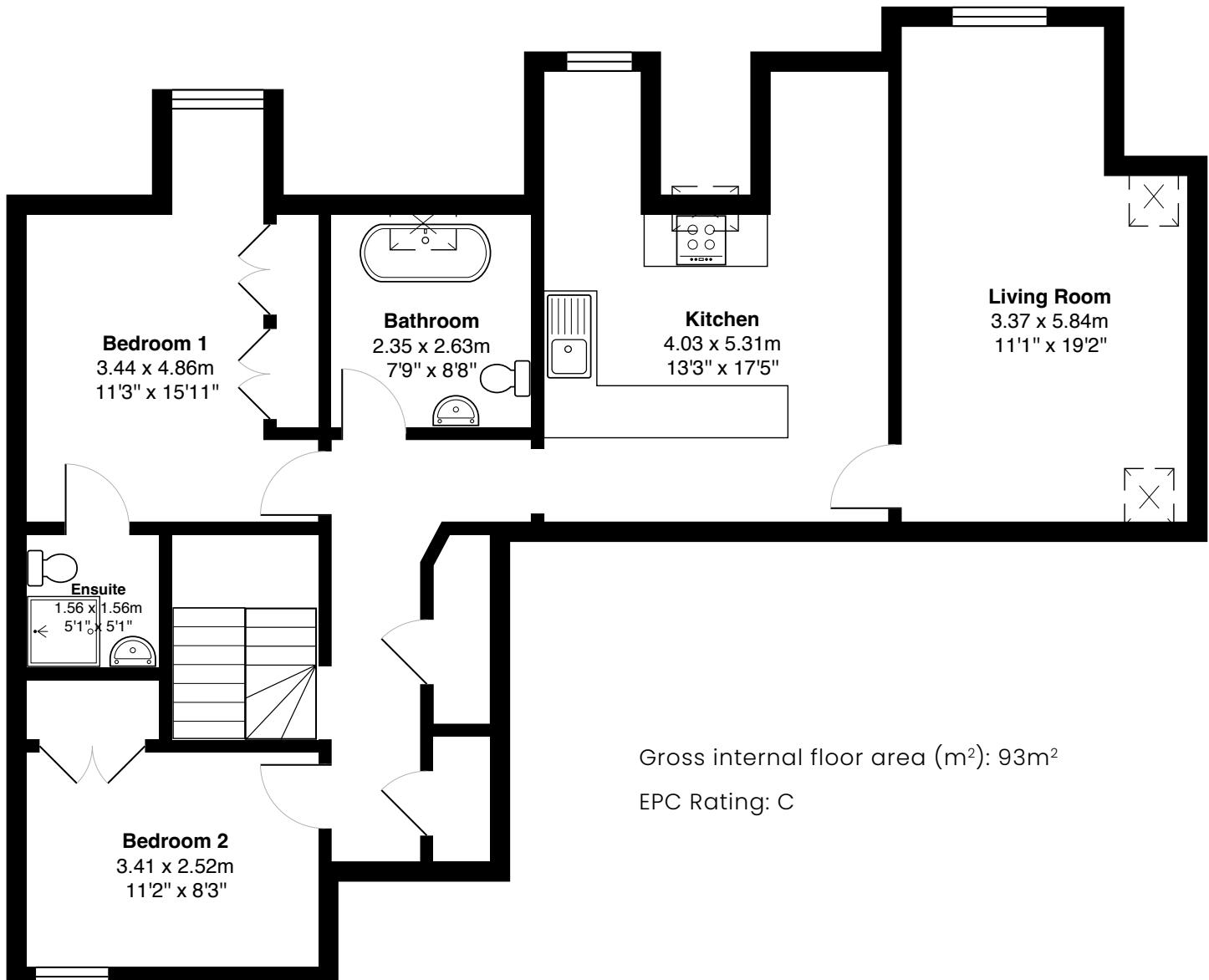




## Bedroom 2







## Floor Plan



Giles Street is ideally located just a short walk from The Shore, where buyers can enjoy an array of award-winning restaurants, bars, and cafés, alongside excellent local amenities. Regular bus and tram services provide quick and convenient access into Edinburgh city centre. This apartment will appeal to a range of buyers, including first-time purchasers, professionals, and investors seeking a property in a thriving and well-connected area.

There is a factoring arrangement in place for the upkeep of common areas, including the maintenance of any common buildings, outdoor areas, stair cleaning, buildings insurance and lift maintenance. The current factor is James Gibb with a monthly payment of approximately £150.

## The Property

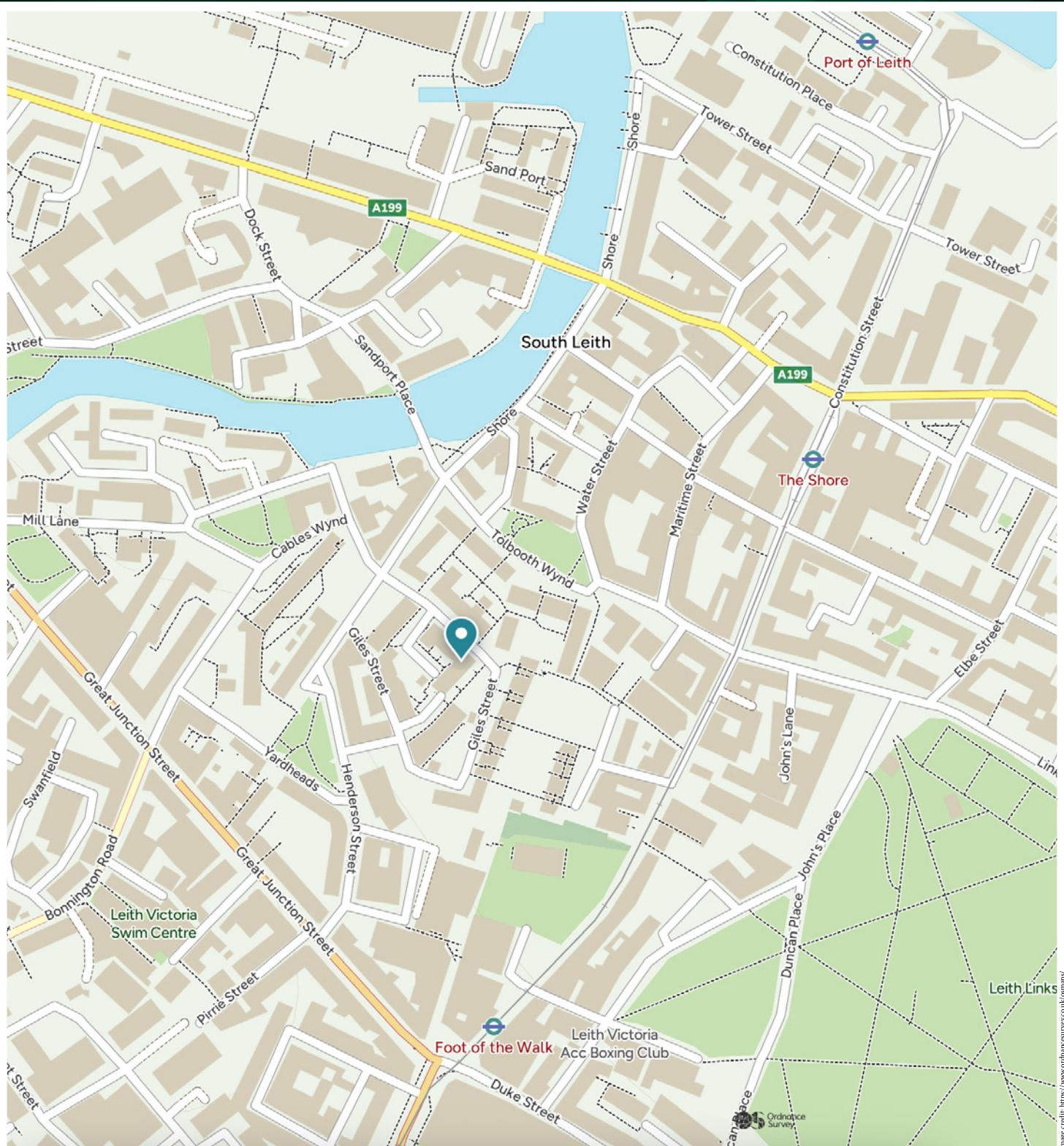




Situated in the vibrant and historic port area of Leith, The Shore is one of Edinburgh's most desirable and character-rich districts. Set along the Water of Leith, this picturesque neighbourhood effortlessly combines the charm of its maritime heritage with a cosmopolitan atmosphere, making it a highly sought-after location for both residents and investors. The Shore boasts an array of award-winning restaurants, gastropubs, and cafes, including several Michelin-starred establishments, creating a lively culinary scene right on your doorstep. Independent boutiques, galleries, and artisan shops add to the area's distinct personality, while the nearby Ocean Terminal shopping centre offers retail convenience and leisure options, including a cinema and gym facilities.

Excellent transport links connect The Shore to Edinburgh city centre and beyond, with frequent bus services and easy access to the city's tram network. The area is also well-connected to cycling and walking routes, including the scenic Water of Leith Walkway. A blend of converted warehouse apartments, modern developments, and charming period properties line the cobbled streets and waterfront promenades, offering a unique mix of architectural styles to suit a variety of tastes. The ongoing regeneration of Leith ensures continued growth and investment, making The Shore not only a fantastic place to live but also a smart property choice.

## The Location



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