

COULTERS[©]

39/2 GILES STREET

LEITH, EDINBURGH, EH6 6DS

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of an established residential building, 39/2 Giles Street is a spacious and bright two bedroom property, located in the vibrant area of Leith, close to the The Shore. The property has been a much loved home but is ready for it's next period of ownership. The home would benefit from some upgrading to create a highly desirable home.

The sitting room has an easterly orientation, with an open outlook from the sitting room provided by dual aspect windows. There is ample space for a dining table and chairs.



KEY FEATURES



Bright, well proportioned first floor flat.



Two double bedrooms with laminate flooring.



Close to the Water of Leith and vibrant Shore area.



On-street residents parking.



Located in the ever popular area of Leith.



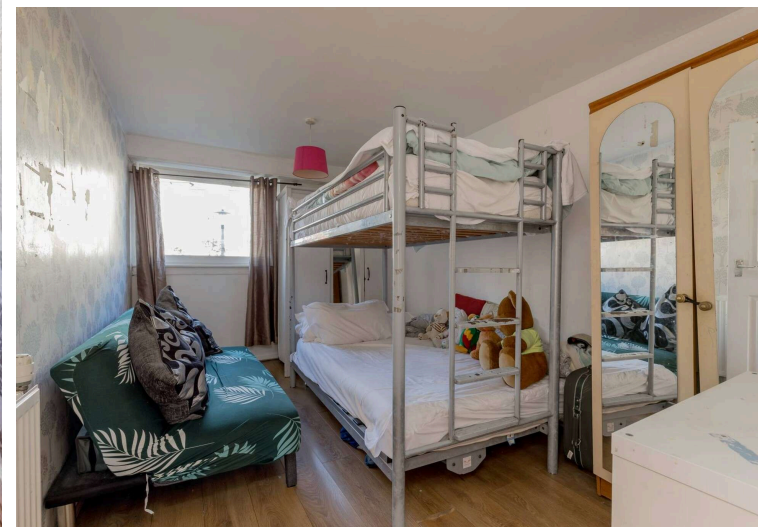
Independent retailers, restaurants and cafes nearby.



EPC Rating - C



Council Tax Band - B



Adjacent to the sitting room is the galley style kitchen with a series of wall and base mounted cabinetry (some freestanding), incorporating a gas hob, electric oven, microwave, washing machine and fridge/freezer. There is also a cupboard housing the hot water tank. To the front are two good sized double bedrooms, which capture the afternoon sun. In the hall there are two storage cupboards and a family bathroom fitted with a bath (and shower over), WC and wash hand basin completes the internal accommodation. Heating and hot water are provided by gas central heating and there is double glazing.

Externally, there is a shared lockable drying area. Resident's permit holder and metered parking is available on the street outside.



THE LOCAL AREA

Approximately two miles north of Edinburgh city centre, this vibrant suburb was once a thriving port at the heart of the capital's maritime industry. Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city. The Shore is known for its social scene, which is, which is fuelled by a selection of, trendy bars and award-winning eateries, including three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food. Ocean Terminal shopping offers a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Shore enjoys fantastic public transport links into the city centre and is just a five-minute walk from the nearest tram stop.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

HOME REPORT VALUATION: £180,000



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**Giles Street,
Edinburgh,
Midlothian, EH6 6DS**



SquareFoot

Approx. Gross Internal Area

705 Sq Ft - 65.49 Sq M

Storage

Approx. Gross Internal Area

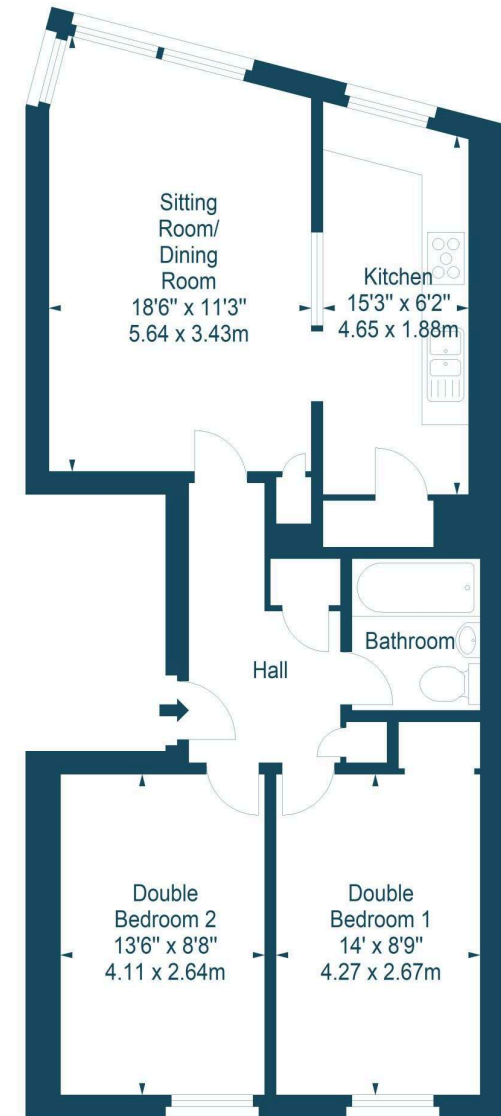
27 Sq Ft - 2.51 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.