

67 (flat 1) Giles Street, Leith, Edinburgh, EH6 6DD



Description

A rare opportunity to acquire a truly distinctive home in a prime location, close to award-winning restaurants, an eclectic array of independent shops, pubs and cafes, and regular transport links, including bus and tram links for swift connections to the city centre and airport. Set within the historic former Yardheads School, this impressive ground and first floor duplex apartment on Giles Street combines striking architectural character with contemporary style, just moments from the Shore. With high ceilings, expansive windows and a mezzanine level, the property evokes the feel of a Manhattan-style loft, offering flexible, light-filled living in one of Edinburgh's most sought-after neighbourhoods.

Features

- Charming duplex apartment with flexible accommodation
- Open-plan living, dining and kitchen space, bathed in natural light and designed for both everyday living and entertaining
- Two bedrooms depending on requirements
- Mezzanine level, a standout feature of the home - can be used as an additional lounge, a bedroom or an inspiring home-working area
- Located in a vibrant area, close to the picturesque Water of Leith
- Independent restaurants, bars, retailers and cafes nearby
- Electric central heating and secondary glazing
- Allocated parking and visitors spaces within gated residents car park
- Set within shared grounds incorporating bin stores and a bicycle shed as well as an outdoor area for seating and planting

Extras

The oven, hob, dishwasher, washing machine and fridge/freezer are included. Additional items of furniture may be available by separate negotiation.

Factor

The development is factored by James Gibb for approx. £100 per month plus a £300 deposit. This includes maintenance of communal areas, gardening and grounds, and buildings insurance.

EPC Rating: D

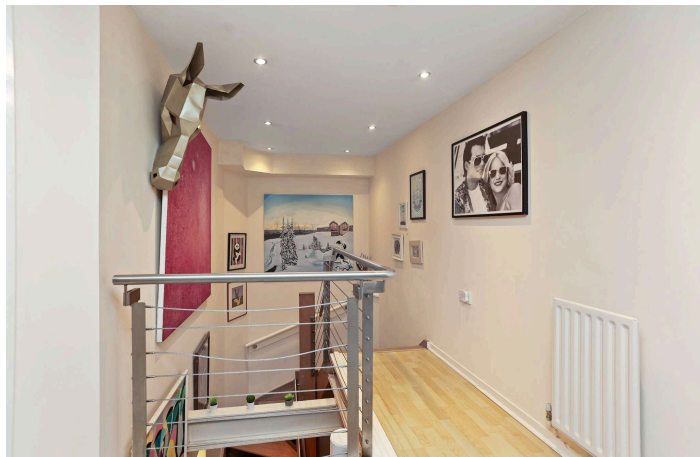


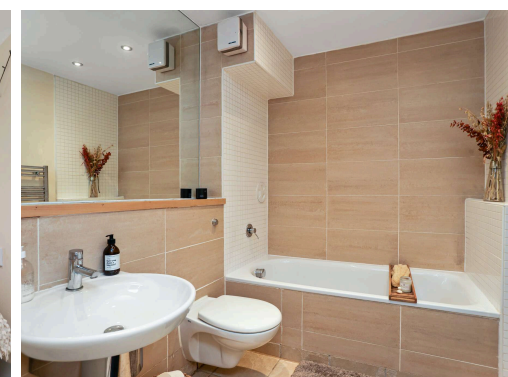
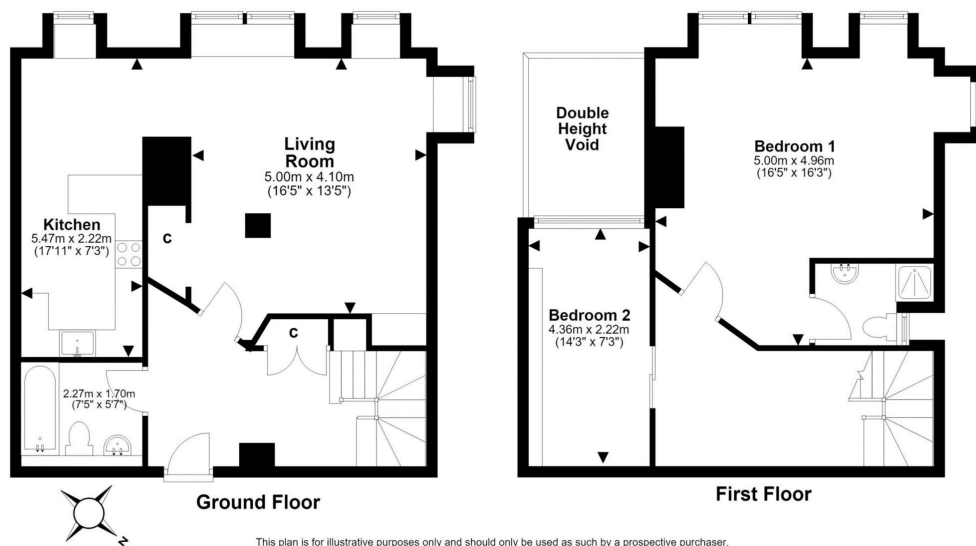
Location

The vibrant and cosmopolitan area of Leith, named by Timeout as the coolest neighbourhood in the UK in recent years, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis courts and cricket club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. It benefits from an excellent public transport system with 24-hour buses and a tram stop nearby which connects Leith to the city and to Edinburgh Airport.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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