



6/2 Rennie's Isle
The Shore, EH6 6QA

deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Private Patio & Shared Garden Grounds
- Allocated Parking Space
- EPC Rating - C



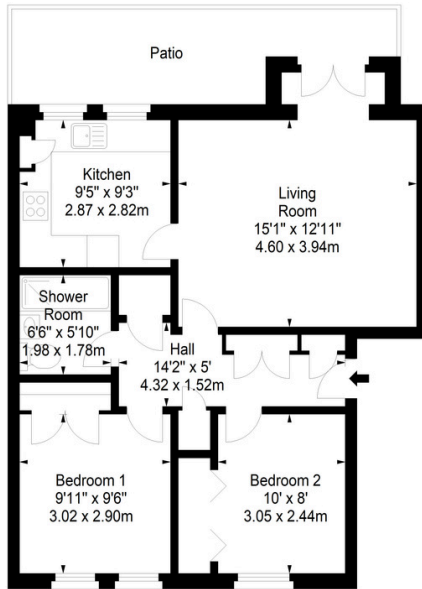
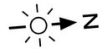
Located on the banks of the Water of Leith and forming part of a small modern development, this stylishly presented ground floor flat is situated within the highly desirable and fashionable Shore area of Edinburgh. An abundance of amenities can be found on the doorstep including bars and restaurants with Ocean Terminal within walking distance. A tram stop can be found a few minutes from the property which travels to the City Centre and Edinburgh Airport. In move-in condition the accommodation would make an ideal purchase for the young professionals and comprises; secure entry phone, welcoming hall, attractive sitting room with French doors to the private patio, modern well laid out kitchen, two lovely bedrooms both with built-in wardrobes and contemporary shower room. There is a private patio to the front of the property along with shared garden grounds and an allocated parking space. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, washing machine, and fridge-freezer. All appliances included in the sale are sold as seen, with no warranty provided. The king-size bed and day bed are available by separate negotiation.



**Rennie's Isle,
Edinburgh,
Midlothian, EH6 6QA**



Approx. Gross Internal Area
662 Sq Ft - 61.50 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: 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 the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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 the 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 Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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