



91/7 Giles Street,
Leith, EH6 6BZ

Deans 
Solicitors & Estate Agents LLP

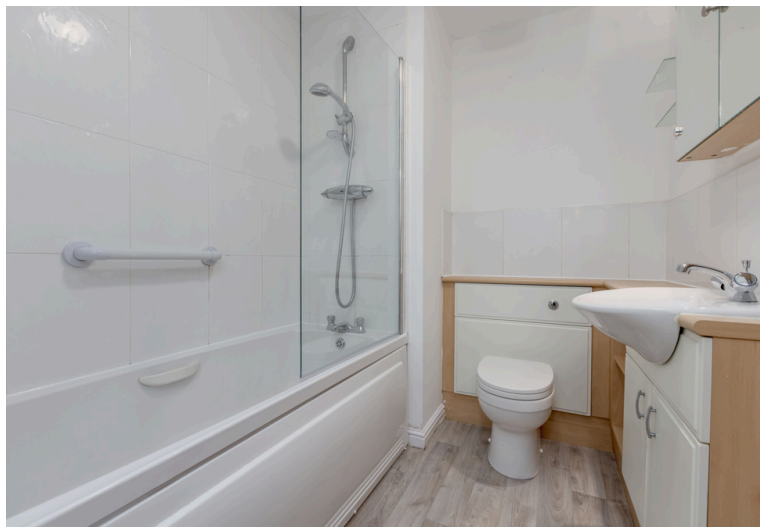


TOP FLOOR FLAT

- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Electric Heating & Double Glazing
- Communal Grounds
- Private Resident's Parking
- EPC Rating – C



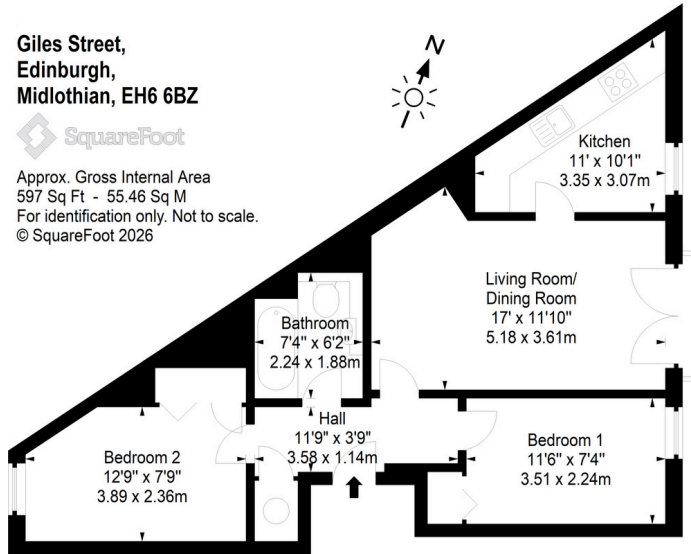
Forming part of a small modern development, this lovely, light and airy third floor flat is situated within the sought after area of Leith. The property is close to a variety of amenities and within walking distance of the fashionable Shore area with its many bars and restaurants along with Ocean Terminal. There is an excellent public transport service close by with the tramline providing quick and easy access to the City Centre and Edinburgh Airport. In move-in condition, the accommodation would make an excellent purchase for the young professionals and comprises; secure entry phone system, bright sitting room with floor to ceiling windows and ornamental balcony, well laid out fitted kitchen, two delightful bedrooms both with built-in wardrobes and bathroom with white suite and shower over bath. There are communal garden grounds with private resident's parking available. Further benefits include electric heating and double glazing. Included in the sale are the; fitted carpets and floor coverings, cooker, hob, hood, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided. There is a factoring fee payable to James Gibb of approx. £420 per quarter.



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



Approx. Gross Internal Area
597 Sq Ft - 55.46 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third 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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