



3F3, 42 Giles Street  
Leith, EH6 6BY

**Deans**   
Solicitors & Estate Agents LLP



## THIRD FLOOR FLAT

- Lounge Open Plan to Kitchen
- Double Bedroom
- Shower Room
- Gas Central Heating & Double Glazing
- Shared Rear Garden
- Free Off-Street Parking
- EPC Rating - C



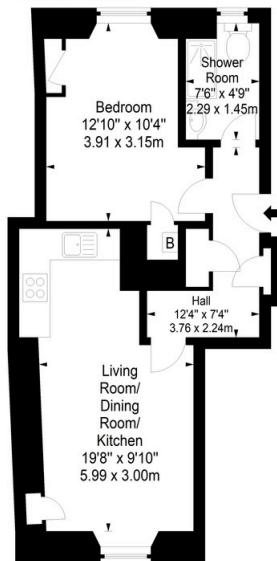
Quietly tucked away, this charming third floor flat forms part of a traditional tenement located in the ever popular area of Leith. The property is close to a variety of amenities and within walking distance of the fashionable Shore area with its many bars and restaurants along with Ocean Terminal. There 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 first purchase and comprises; secure entry phone system, welcoming hall, attractive lounge open plan to modern kitchen, delightful double bedroom and shower room. There is a shared rear garden with free off-street parking available to the front. Further benefits include gas central heating, double glazing and good storage. Included in the sale are the; fitted carpets and floor coverings, oven, hob, hood, washing machine, fridge-freezer and light shades. All appliances included in the sale are sold as seen with no warranty provided.



Giles Street,  
Edinburgh,  
Midlothian, EH6 6BY



Approx. Gross Internal Area  
427 Sq Ft - 39.67 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.

**deans**   
Solicitors & Estate Agents LLP

Your Property People.

**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[deansproperties.co.uk](http://deansproperties.co.uk)